



MODERN

HOMES-



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ARCHITECTURAL BUREAU-
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DNI-FRR

MODERN HOMES.

A COLLECTION OF FORTY DESIGNS OF PRACTICAL

HOUSES AND COTTAGES,

COSTING FROM \$700.00, UPWARDS,

All of which have been erected for the costs quoted.

DESIGNED, ARRANGED AND PUBLISHED BY

THE SAVING AND SENSIBLE ARCHITECTURAL BUREAU,

ARCHITECTS,

Incorporated March 3, 1892. Capital Stock, \$20,000.00.

309-312 Arcade Building, CLEVELAND, OHIO.

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OUR PROPOSITION.

If after looking these designs over you do not find anything that answers your requirements, or wish changes to a great extent, we make this proposition: If you will send us rough sketches of plans you may have in mind and an idea as to what elevation you prefer, we will make up sketches and send same for correction, and on return will make such changes as may be suggested and send again for approval, and do so until designs are accepted, when we will complete and embrace in the order two set of drawings, of elevations and all plans, inside and outside details, two set of specifications and blank contracts, all very full and complete. Our charges are at the rate of one and one-half per cent. on the cost of the building. Now, if after you have received drawings and find, on receiving your bids, that the cost will run above our estimate, we make this offer: Return us your drawings and we will make you others free of charge until they come within your cost, and will do this until you are perfectly satisfied, as we guarantee satisfaction.



THE OBJECT of this work is to furnish intending builders with designs of different dwellings and at different prices, and, while it is not expected that they will always suit, yet you can get ideas so that you can explain or sketch out changes on plans, that they may suit your requirements or aid in maturing your own plans. Slight changes from any of these plans can be easily made in most cases on the drawings or in the specifications, and it is always best to have your plans correct before commencing to build, to avoid extras and annoyance. In ordering changes, send a pencil sketch of what you desire, no matter how crude or rough it may be, as it gives us better ideas of your wishes, more so than all the writing you could do. Such a matter as reversing a plan can easily be done without any extra cost.

We are giving dwelling architecture a special study and are not designing "stove fronts" or buildings overloaded with "ginger bread" work, but are putting our study into details that will be admired and stand the weather and will last as long as the building. Our rate is the most reasonable and whereby all can afford to employ good, practical architects.

In ordering, be very particular about informing us what you desire, *i. e.*, in foundations, stone or brick; size of cellar, how arranged and divided; height of stories; if sheathing is desired; siding, clapboards, or (dipped) shingles; shingled, slate, or metal roof; in plumbing, hot and cold water; sewerage, gas, cesspool, and kinds of woods for finish; mantels, in what rooms; kind of glass, American, plate, or leaded; furnace, steam, or hot water heating, and any particular matter about the building.

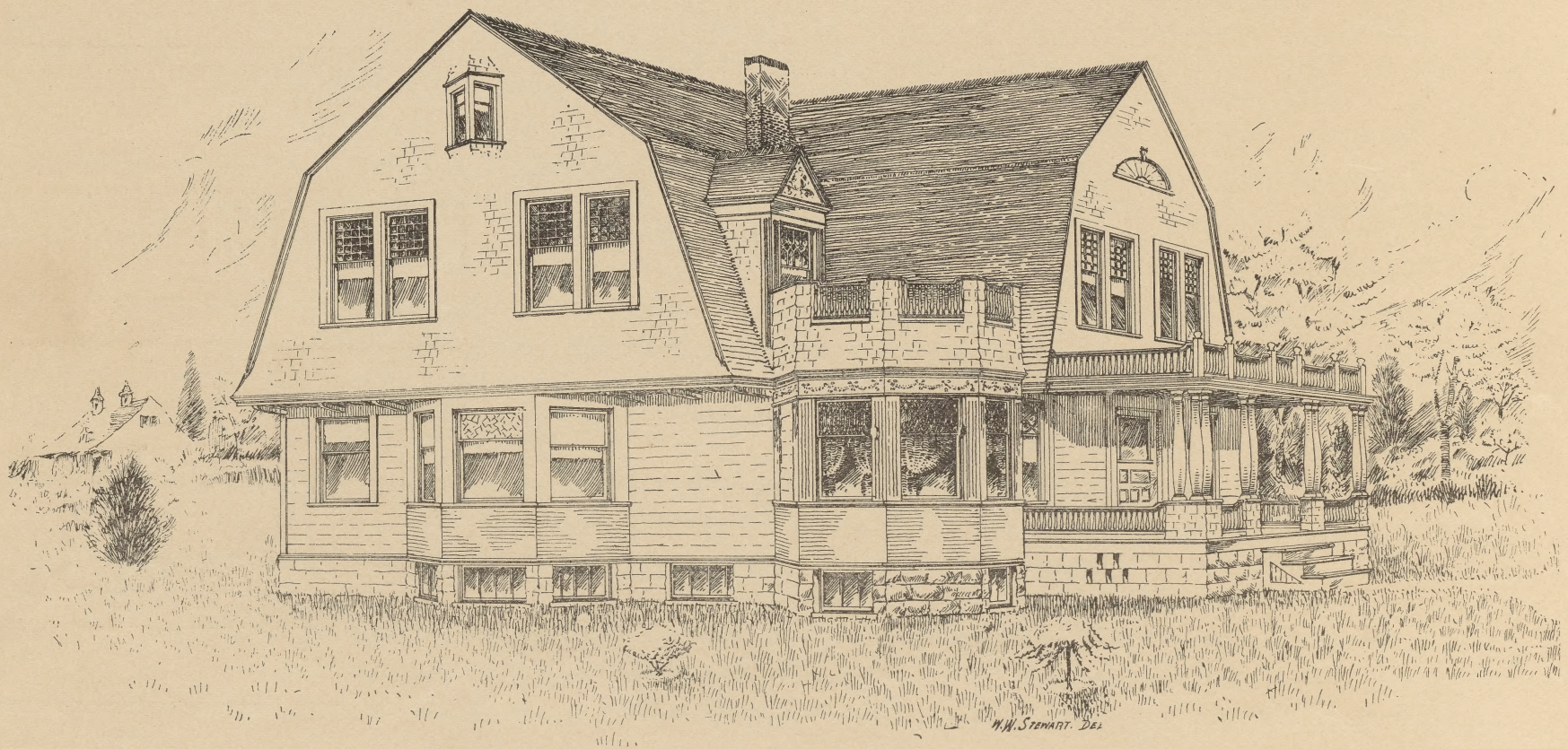
The designs in this book are all practical and have been built at the prices quoted. They are designed with the idea of economy in construction, with all conveniences and modern improvements.

The inside finish is also what we pride ourselves on, making all insides a special study and something different from your neighbors, and send sketches of same for your approval.

As a guarantee of good faith, it is advisable to send at least one-third of cost of plans with your order. Where drawings are not paid for in advance, we send them C. O. D., collect return charges.

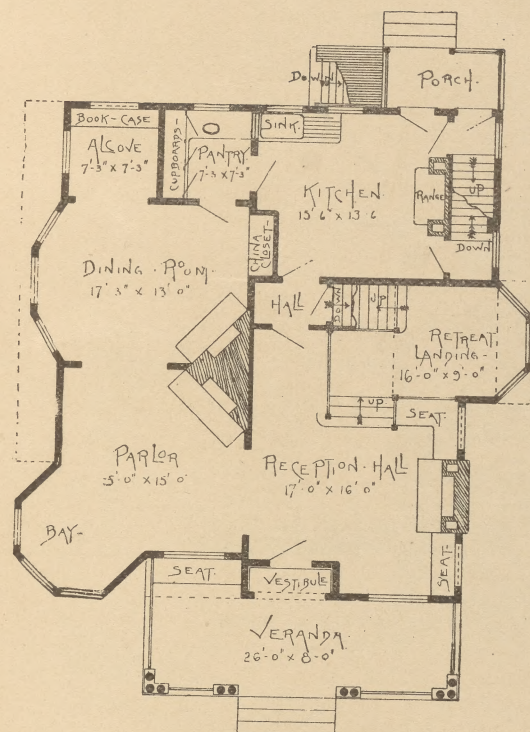
The following prices are for materials in the City of Cleveland, and on which the costs of buildings herein have been based, and, by comparing same with your local prices, you can judge very nearly the cost of any design in this book for your own locality:

Excavating, per cubic yard	\$ 0.25	Siding, clear and ready to lay, 5 in. and 6 in., per M	\$20.00
Rough stone work below grade laid up complete and all materials furnished, per perch	3.00	XXX Pine Shingles, per M	4.00
Stone wall finished above grade, per perch	3.50	C finishing lumber, per M	26.00
Brick work laid in wall, per M	14.00	Flooring, C grade	25.00
Plastering, two coats, per yard	.20	Painting, per yard, each coat	.06
Cementing cellar bottoms (Louisville or Akron cement), per yard	.06	Carpenters' wages per day	2.50
Framing lumber, sized, per M	15.00	Masons' wages per day	3.50
Sheathing and roof boards, matched, per M	13.00	Laborers' wages per day	1.50



Design No. 41.

Contract Price, \$5,700, without Plumbing, Furnace or Mantels.



-FIRST FLOOR PLAN-

DESCRIPTION OF DESIGN NO. 41.

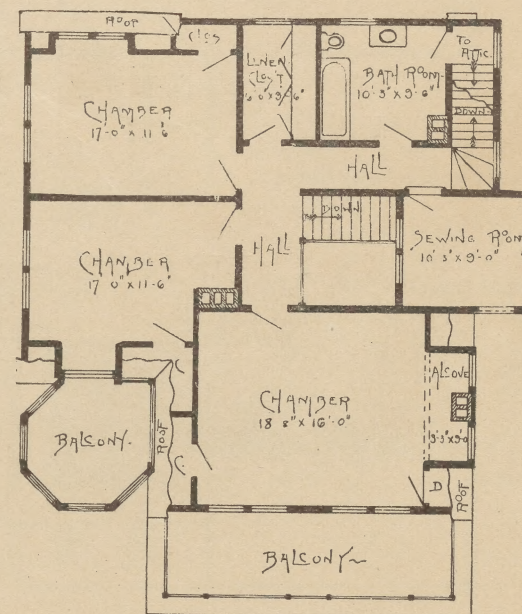
GENERAL DIMENSIONS.—Width over bays, 42 ft. 6 in. Length over front porch, 49 ft. Height of stories: cellar, 7 ft. 6 in.; first story, 9 ft.; second story, 8 ft. 6 in.

EXTERIOR MATERIALS.—Foundation, stone; three courses of 10 in. ashlar, above grade. Brick division walls in cellar. Cellar cemented throughout and ceiling plastered. Ash pits under all fireplaces. Whole house sheathed with $\frac{7}{8}$ in. matched sheathing and Neponset building paper. Dwelling covered as shown with $\frac{1}{2}$ in. lap siding and California red wood shingles.

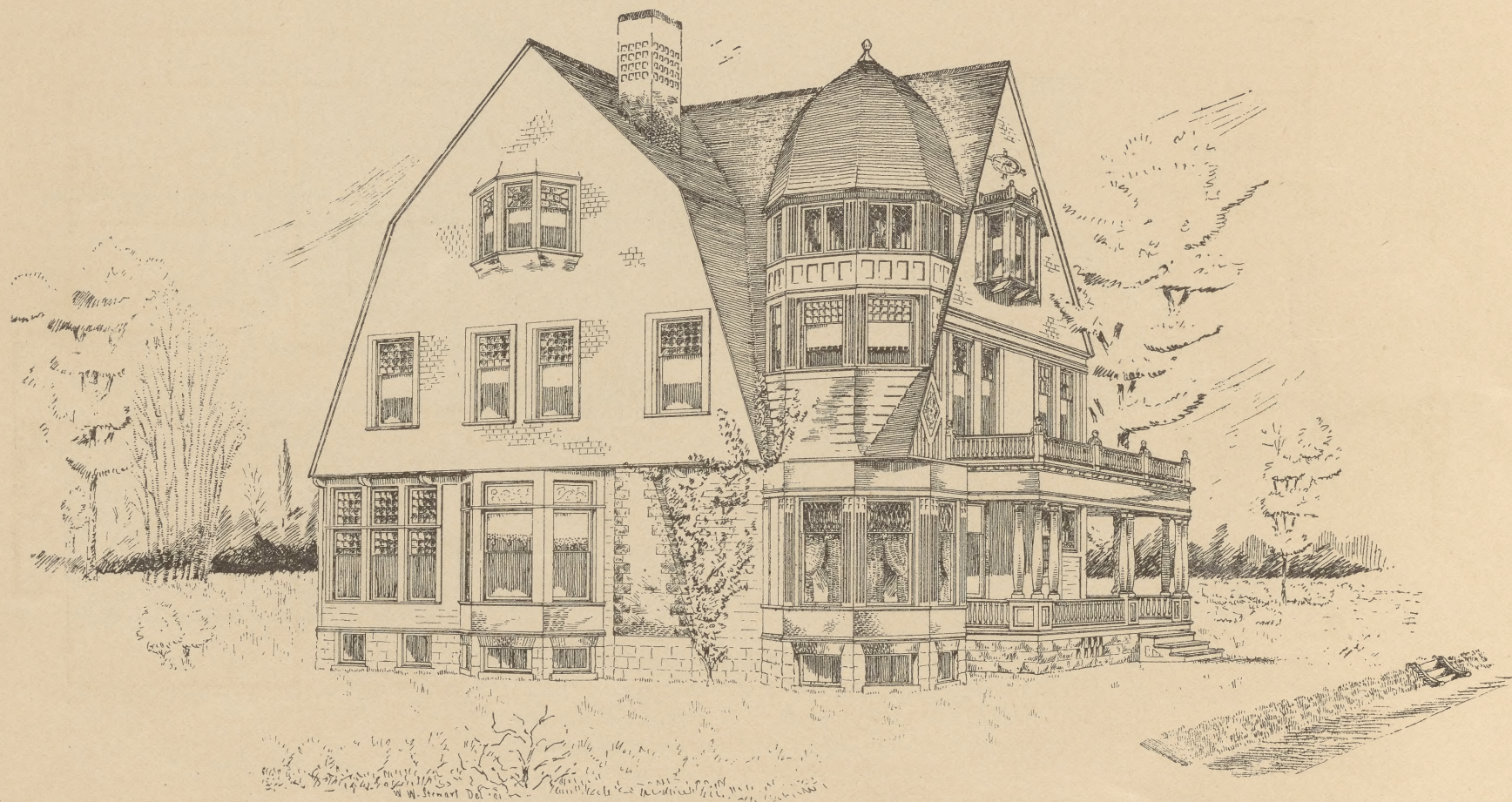
INTERIOR FINISH.—Three coats of plaster. Hardwood finish in reception hall, parlor, dining room and front chamber, balance in Georgia pine and whitewood. All finish detailed. Doors and windows all of good size and special design.

ACCOMMODATIONS.—Sizes of all rooms as shown on the plans. Reception hall stair case is something new and original. All rooms are of ample size and well lighted, and any one building after this plan will surely be delighted with the results.

COST.—The estimate cost without plumbing, furnace and mantels, is \$5,700. Cost can be reduced in finish. Price of working plans, details, specifications, etc., and license to build, \$65.00.

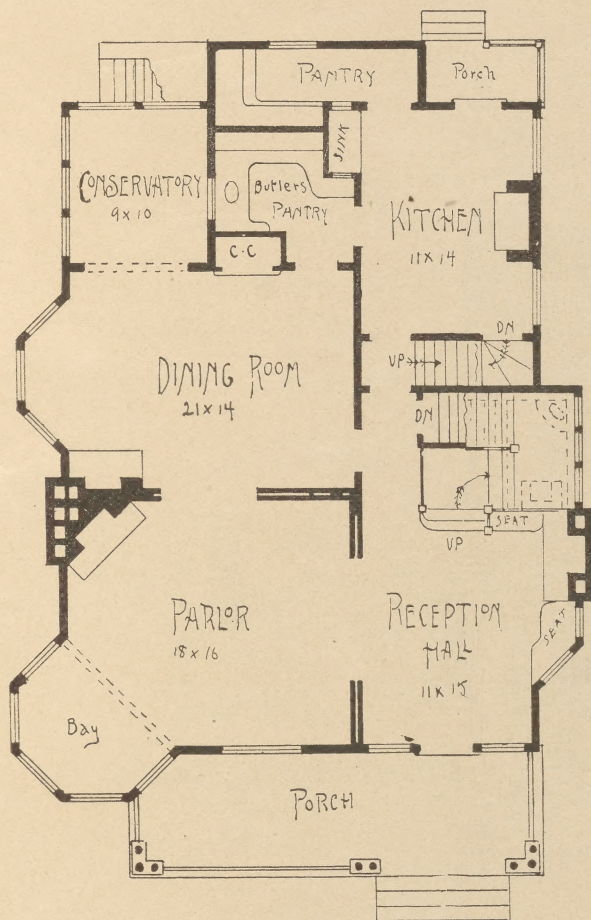


-SECOND FLOOR PLAN-



Design No. 42.

Estimated Cost, \$11,500, complete.



..FIRST FLOOR PLAN.

with its octagon bay, makes a pleasing feature. The dining room is of ample size for all convenience, light and cheery. This house built according to our plans will be seen to cost less than more pretentious homes.

COST.—A recent estimate on this pleasing design, all complete, with Spence hot water heater, plumbing, and three mantels, special design, was \$11,500. Same may, however, be greatly reduced in many ways.

Price for working plans, details, specifications, etc., and license to build, as described, \$100.00.

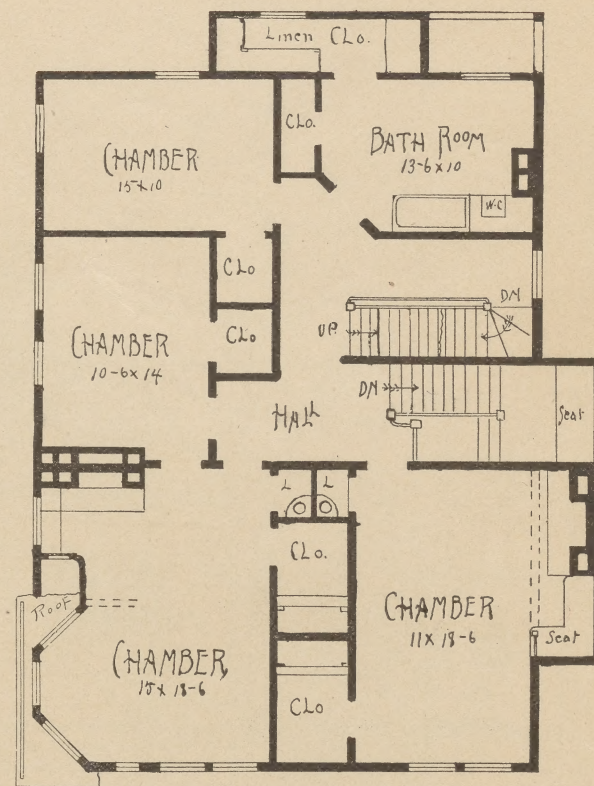
DESCRIPTION OF DESIGN NO. 42.

GENERAL DIMENSIONS.—Width over bays, 38 ft. Length over porches, 55 ft. Height of stories: cellar, 7 ft.; first story, 9 ft. 6 in.; second, 9 ft.

EXTERIOR MATERIALS.—Foundation, stone; three courses of 10 in. ashlar, above grade. Brick division walls in cellar. Cellar cemented throughout and ceiling plastered. Ash pits under all fire-places. Whole house sheathed with $\frac{7}{8}$ in. match sheathing, and Neponset building paper. First and second stories $\frac{1}{2}$ in. lap siding; balance of dwelling covered with dipped shingles, as shown. Roof, blue slate.

INTERIOR FINISH.—Two coats of adamant plaster, tinted to suit owner. Hardwood finish in reception hall, parlor, dining room and two front chambers in second story; balance in pine and whitewood, finished natural. Doors and windows all of good size, all special design.

ACCOMMODATIONS.—Sizes of all rooms as shown on plans. The reception hall is as pleasant a room as one could imagine, with its open stair case and window seats. The parlor,



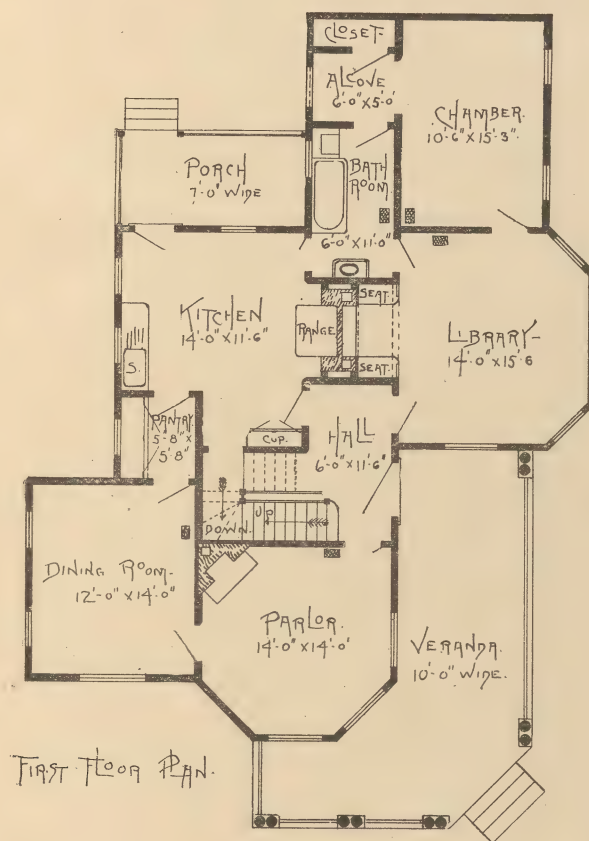
..SECOND FLOOR..



Design No. 56.

Estimated Cost, \$2,765, without Plumbing, Furnace or Mantels.

DESCRIPTION OF DESIGN NO. 56.



GENERAL DIMENSIONS.—Width, 42 ft. 6 in. Length over porch, 60 ft. Height of stories: cellar, 7 ft.; first story, 9 ft. 2 in.; second story, 8 ft. 4 in.

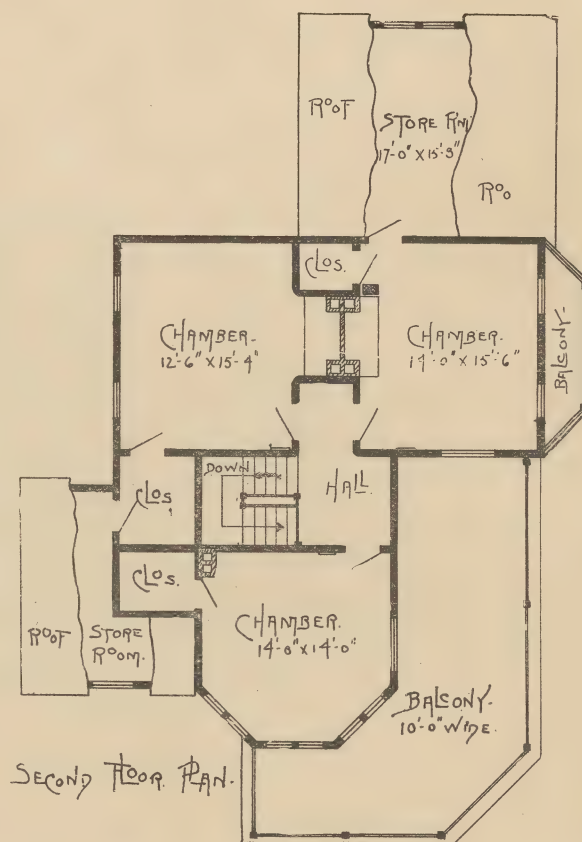
EXTERIOR MATERIALS.—Foundation, stone; three courses of 10 in. ashlar, above grade. cellar cemented. Ash pits under fire-places. Whole house sheathed with $\frac{7}{8}$ in. sheathing and Neponset building paper. Building covered with $\frac{1}{2}$ in. lap siding. Slate roof.

INTERIOR FINISH.—Two coats of plaster, whitewood finish throughout, except stairs, which are of oak. All inside and outside finish detailed. All doors and windows of good size and specially designed.

ACCOMMODATIONS.—Sizes of all rooms and location of closets, pantries and fixtures as shown on the plans. The fire-place and nook off of library is a very pleasing and cosy feature.

COST.—The estimated cost of this building is \$2,765, without plumbing, furnace or mantels.

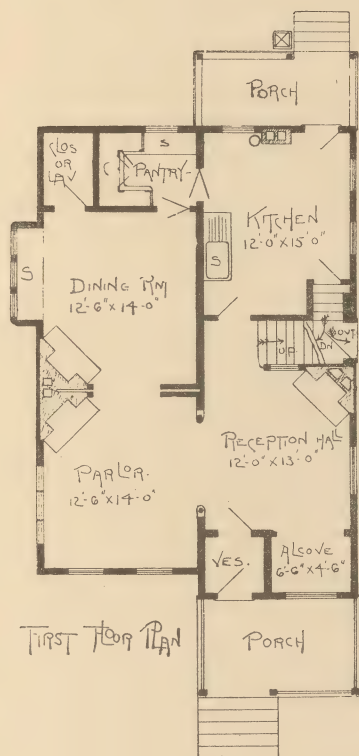
Price of working plans, details, specifications, etc., all in duplicate, and license to build, \$30.00.





Design No. 64.

Contract Price, \$2,100, without Plumbing, Furnace or Mantels.



DESCRIPTION OF DESIGN NO. 64.

GENERAL DIMENSIONS.—Width over bay, 29 ft. Length over porches, 58 ft. Height of stories: cellar, 7 ft.; first story, 9 ft. 6 in.; second story, 8 ft. 6 in.

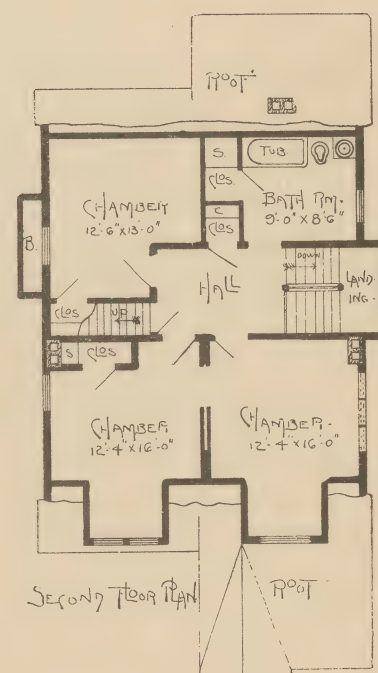
EXTERIOR MATERIALS.—Foundation, stone; three courses of 10 in. ashlar, above grade. Entire cellar cemented. Ash pits under fire-places. Whole house sheathed with $\frac{7}{8}$ in. matched sheathing and covered with dipped shingles as shown.

INTERIOR FINISH.—Three coats plaster and pine finish throughout. All finish detailed, doors and windows specially designed, R. H. P. & D. R., grained in imitation of quartered oak, balance of dwelling finished natural.

ACCOMMODATIONS.—Sizes of rooms, locations of closets and all fixtures as shown on plans.

COST.—Contract price, \$2,100, without plumbing, furnace or mantels.

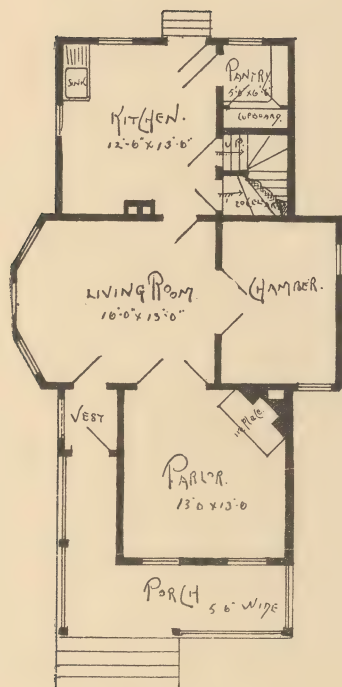
Price of working plans, specifications, details, etc., all in duplicate, and license to build, \$30.00.





Design No. 75.

Contract Price, \$1,500, without Plumbing, Furnace or Mantels.



FIRST FLOOR PLAN.

DESCRIPTION OF DESIGN NO. 75.

GENERAL DIMENSIONS.—Width over bays, 27 ft. Length over porch, 47 ft. 6 in. Height of stories: cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 6 in.

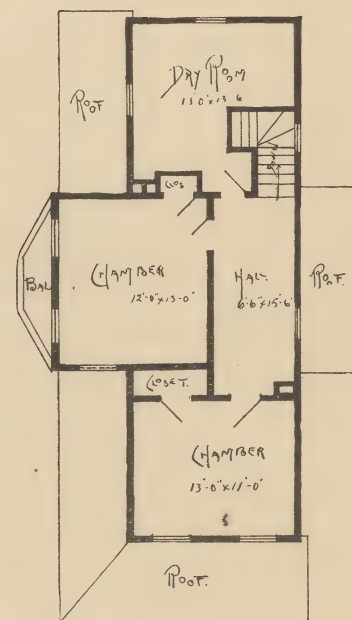
EXTERIOR MATERIALS.—Foundation, stone; two courses of 12 in. ashlar, above grade. Cellar cemented. Ash pit under fire-place. Whole house sheathed with $\frac{7}{8}$ in. sheathing and covered with $\frac{1}{2}$ in. lap siding and shingles as shown.

INTERIOR FINISH.—Two coats of plaster and pine finish throughout. All finish taken from stock design and painted and stained to suit owner. Doors and windows all of good size.

ACCOMMODATIONS.—Sizes of rooms, location of closets and fixtures as shown on plans. This house built according to our plans will be sure to cost less than more pretentious houses.

COST.—\$1,500, without plumbing, furnace and mantels.

Price of working plans, details, specifications, etc., all in duplicate, and license to build, \$20.00.

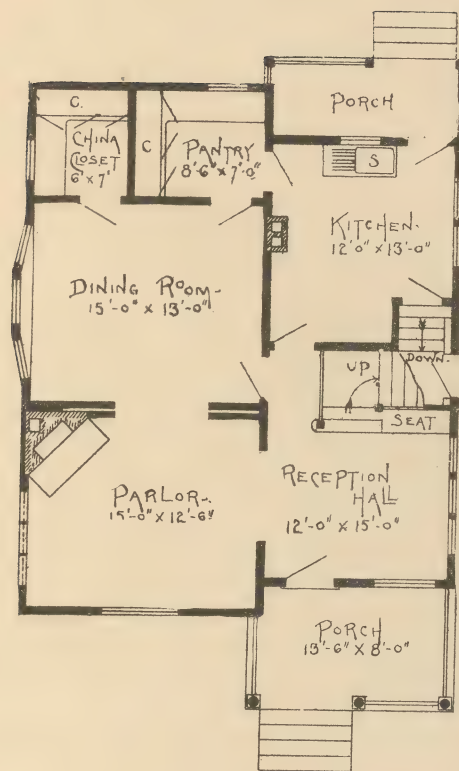


SECOND FLOOR PLAN.



Design No. 81.

Estimated Cost, \$2,000, without Plumbing, Furnace or Mantels. (Two erected in Shelby, O., by our clients.)



FIRST FLOOR PLAN-

DESCRIPTION OF DESIGN NO. 81.

GENERAL DIMENSIONS.—Width over bay, 29 ft. 3 in. Length over porch, 41 ft. Height of stories: cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 6 in.

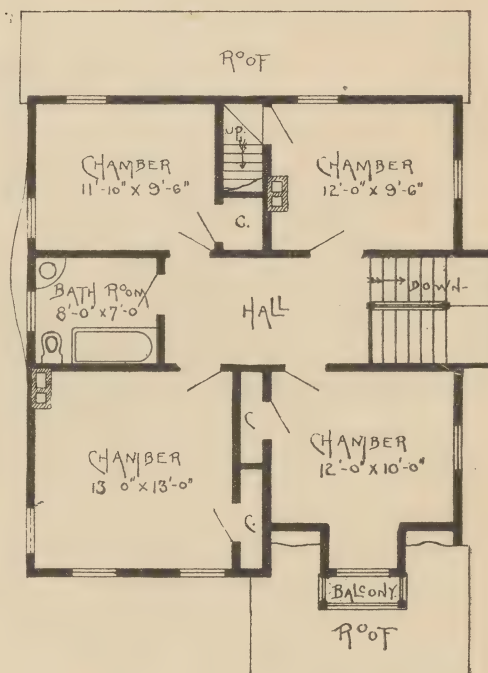
EXTERIOR MATERIALS.—Foundation, stone; three courses of 8 in. ashlar, above grade. Cellar under whole house, cemented throughout. Ash pits under fire-places. Whole house sheathed with $\frac{7}{8}$ in. sheathing and Neponset building paper. Dwelling covered with $\frac{1}{2}$ in. lap siding and dipped shingles as shown.

INTERIOR FINISH.—Two coats of plaster. Finish, Georgia pine in reception hall, parlor and dining room, balance whitewood finish throughout. First floor finished natural color. Second story stained to suit owner. All inside finish specially detailed. Doors and windows all of good size and special designs.

ACCOMMODATIONS.—Sizes of all rooms and location of closets, pantry and fixtures as shown on the plans.

COST.—The estimated cost of this building, without plumbing, furnace and mantels, was \$2,000.

Price of working plans, details, specifications, etc., all in duplicate, and license to build, \$25.00.

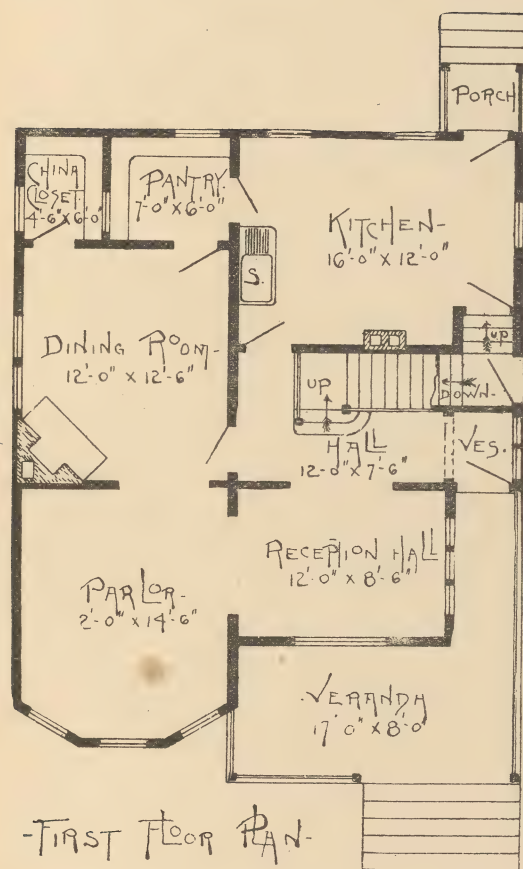


-SECOND FLOOR PLAN-



Design No. 84.

Estimated Cost, \$1,900, without Plumbing, Furnace or Mantels.



DESCRIPTION OF DESIGN NO. 84.

GENERAL DIMENSIONS.—Width, 29 ft. 6 in. Length over porch, 38 ft. Height of stories: cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 6 in.

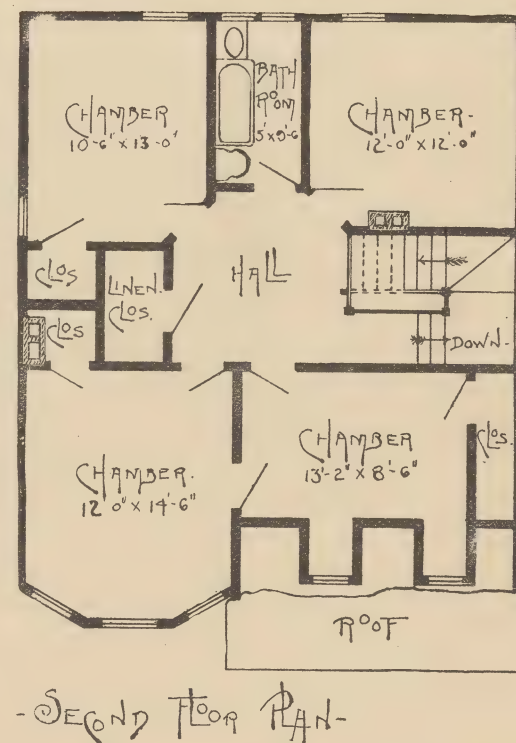
EXTERIOR MATERIALS.—Foundations, stone; three courses of 10 in. ashlar, above grade. Cellar under whole house, cemented throughout. Ash pit under fire-place. Whole house sheathed with $\frac{7}{8}$ in. sheathing and Neponset building paper. Dwelling covered as shown with dipped shingles and siding.

INTERIOR FINISH.—Two coats of plaster. Pine finish throughout, the lower floor finished natural. Balance of dwelling stained to suit owner. All finish detailed. Doors and windows all of good size and special design.

ACCOMMODATIONS.—Sizes of all rooms, with location of closets, pantry and fixtures as shown on the plans. All rooms are of ample size and well lighted, and this arrangement is such that it gives a whole front in rooms unbroken, at the same time giving a front entrance and desirable hall.

COST.—The estimated cost, without plumbing, furnace and mantels, is about \$1,900.

Price of working plans, details, specifications, etc., all in duplicate and license to build, \$25.00.

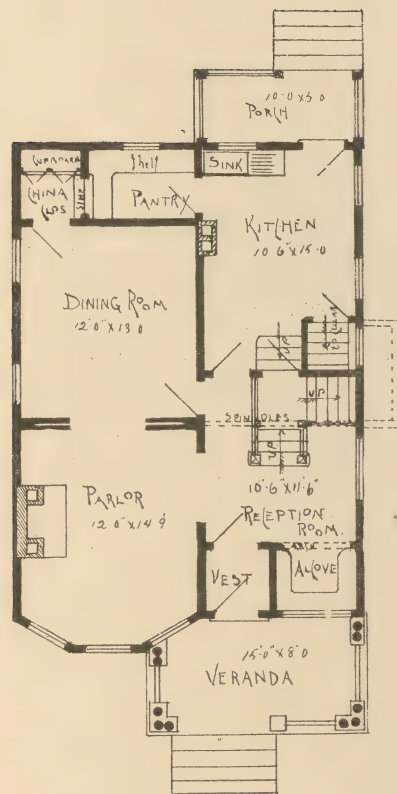




Design No. 85.

Contract Cost, \$1,750, without Plumbing, Furnace or Mantels. (Has been reduced to \$1,650.)

DESCRIPTION OF DESIGN NO. 85.



FIRST FLOOR PLAN

GENERAL DIMENSIONS.—Width, 24 ft. Length over porch, 40 ft. 6 in. Height of stories: cellar, 7 ft.; first story, 9 ft. 2 in.; second story, 8 ft. 4 in.

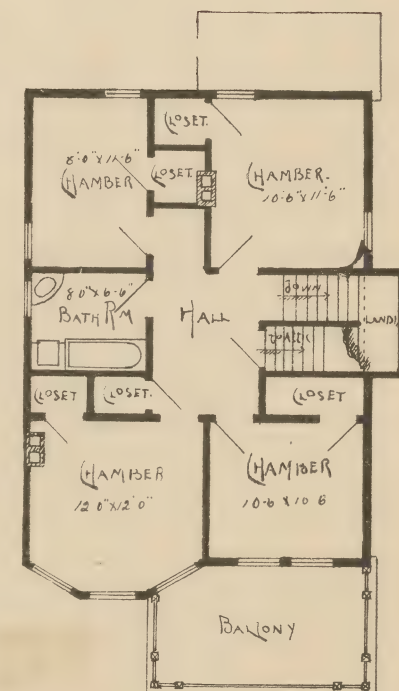
EXTERIOR MATERIALS.—Foundations, stone; three courses of 8 in. ashlar, above grade. Cellar under whole house and cemented throughout. Ash pits under fire-places. Whole house sheathed with $\frac{7}{8}$ in. matched sheathing. Dwelling covered as shown with $\frac{1}{2}$ in. lap siding and dipped shingles.

INTERIOR FINISH.—Two coats of plaster. Pine finish throughout, finished to suit owner. All finish detailed. Doors and windows all of good size.

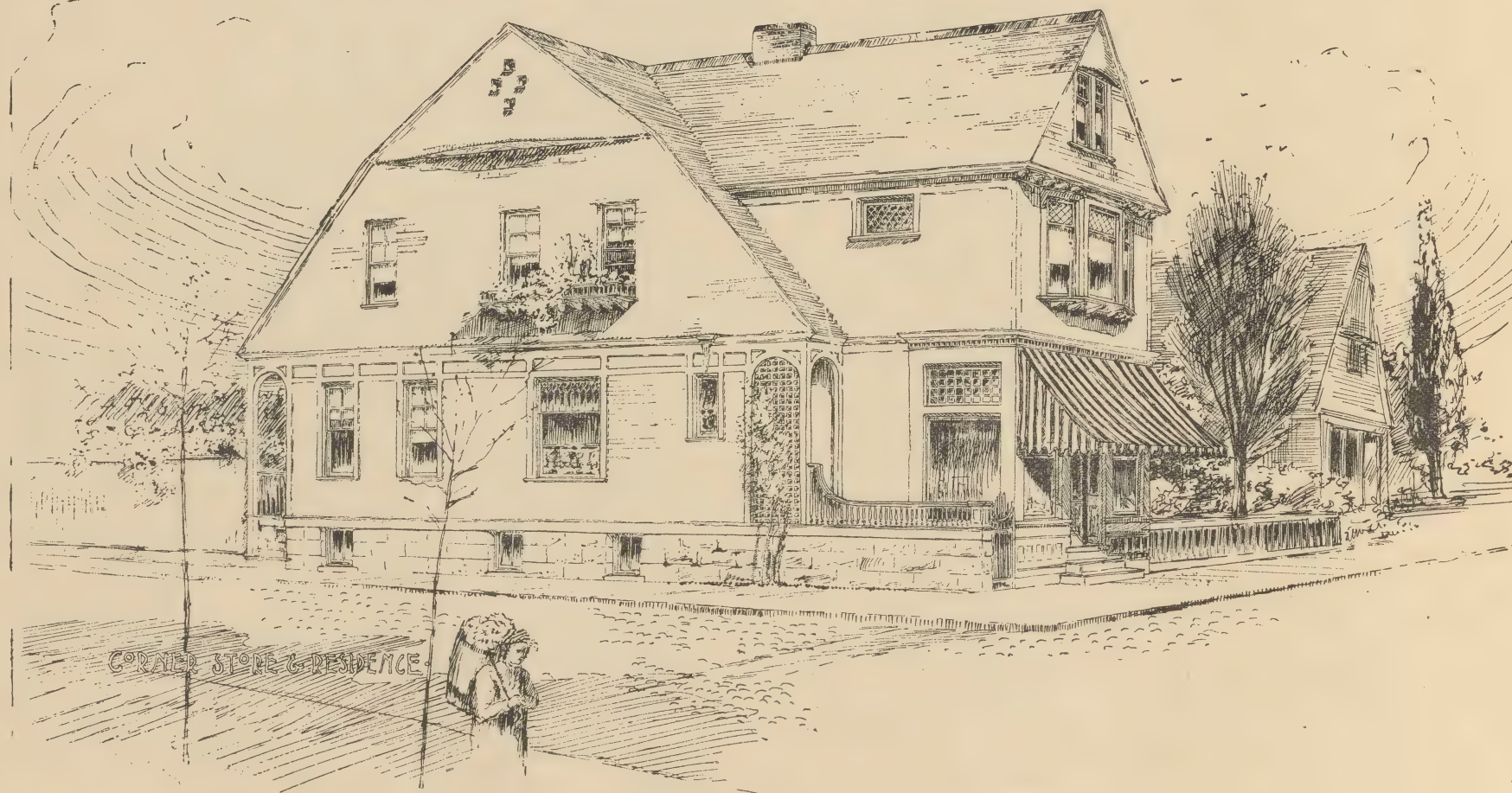
ACCOMMODATIONS.—Sizes of all rooms, with the location of closets, pantry, etc., with fixtures, are shown on plan. All rooms are of ample size and this is a design we would recommend to parties who would wish a house for something less than \$2,000, as it is desirable in arrangement and neat and homelike in appearance.

COST.—The estimated cost, without plumbing and furnace, is about \$1,750.

Price of working plans, details, specifications, etc., all in duplicate and license to build, \$25.00.

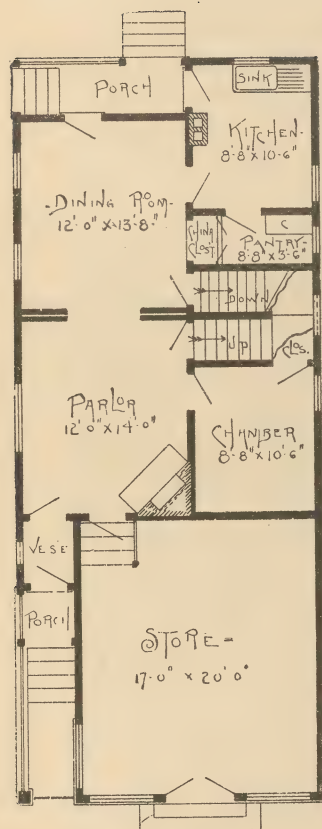


SECOND FLOOR PLAN



Design No. 86.

Contract Price, \$2,400, without Plumbing, Furnace or Mantels.



FIRST FLOOR PLAN-

DESCRIPTION OF DESIGN NO. 86.

GENERAL DIMENSIONS.—Width, 22 ft. Length, 54 ft. Height of stories: cellar, 7 ft. 6 in.; first story in dwelling part, 9 ft. 4 in.; second story, 8 ft. Height of store ceiling, 11 ft. 4 in.

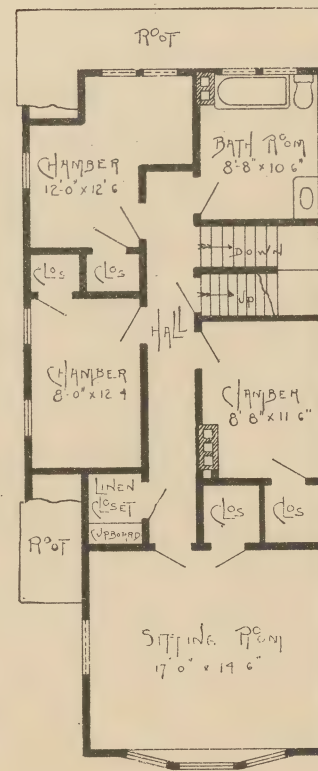
EXTERIOR MATERIALS.—Foundations, stone; three courses of 10 in. ashlar, above grade. Cellar cemented. Ash pits under fire-places. Whole house sheathed with $\frac{7}{8}$ in. sheathing and Neponset building paper. Building covered with $\frac{1}{2}$ in. lap siding and dipped shingles as shown.

INTERIOR FINISH.—Two coats of plaster and pine finish throughout. All finish taken from stock designs and painted and stained to suit owner. Doors and windows all of good size, and some of special design.

ACCOMMODATIONS.—Sizes of rooms and location of closets, pantries and fixtures, shown on plans. This is a desirable plan for a combination store and dwelling.

COST.—Estimated cost of above, without furnace and plumbing, is \$2,400.

Price for working plans, details, specifications, etc., all in duplicate and license to build, \$35.00.

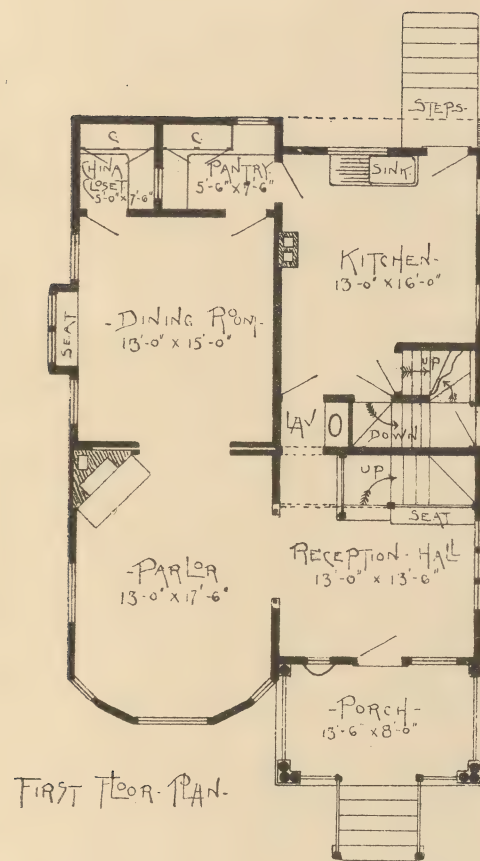


-SECOND FLOOR PLAN-



Design No. 92.

Can be built for \$2,000, without Plumbing, Furnace or Mantels. Estimated Cost, \$2,800, without Furnace or Mantels, but same was erected for \$2,750, *all complete*, in quartered hardwoods in all rooms excepting kitchen and rear chambers.



DESCRIPTION OF DESIGN NO. 92.

GENERAL DIMENSIONS.—Width, 29 ft. Length, 44 ft. 6 in. Height of stories: cellar, 7 ft.; first story, 9 ft. 2 in.; second story, 8 ft. 4 in.

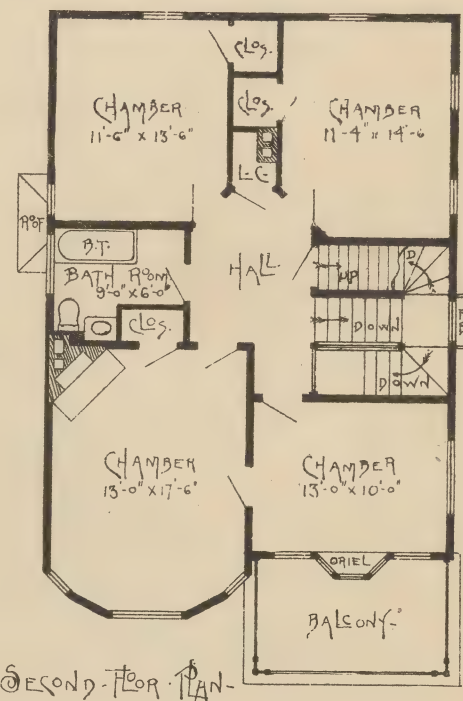
EXTERIOR MATERIALS.—Foundations, stone; three courses of 10 in. ashlar, above grade. Cellar ceiling plastered, and floors cemented throughout. Ash pits under all fire-places. Whole house sheathed with $\frac{7}{8}$ in. matched sheathing and Neponset building paper. First and second stories covered as shown, roof slated with blue slate.

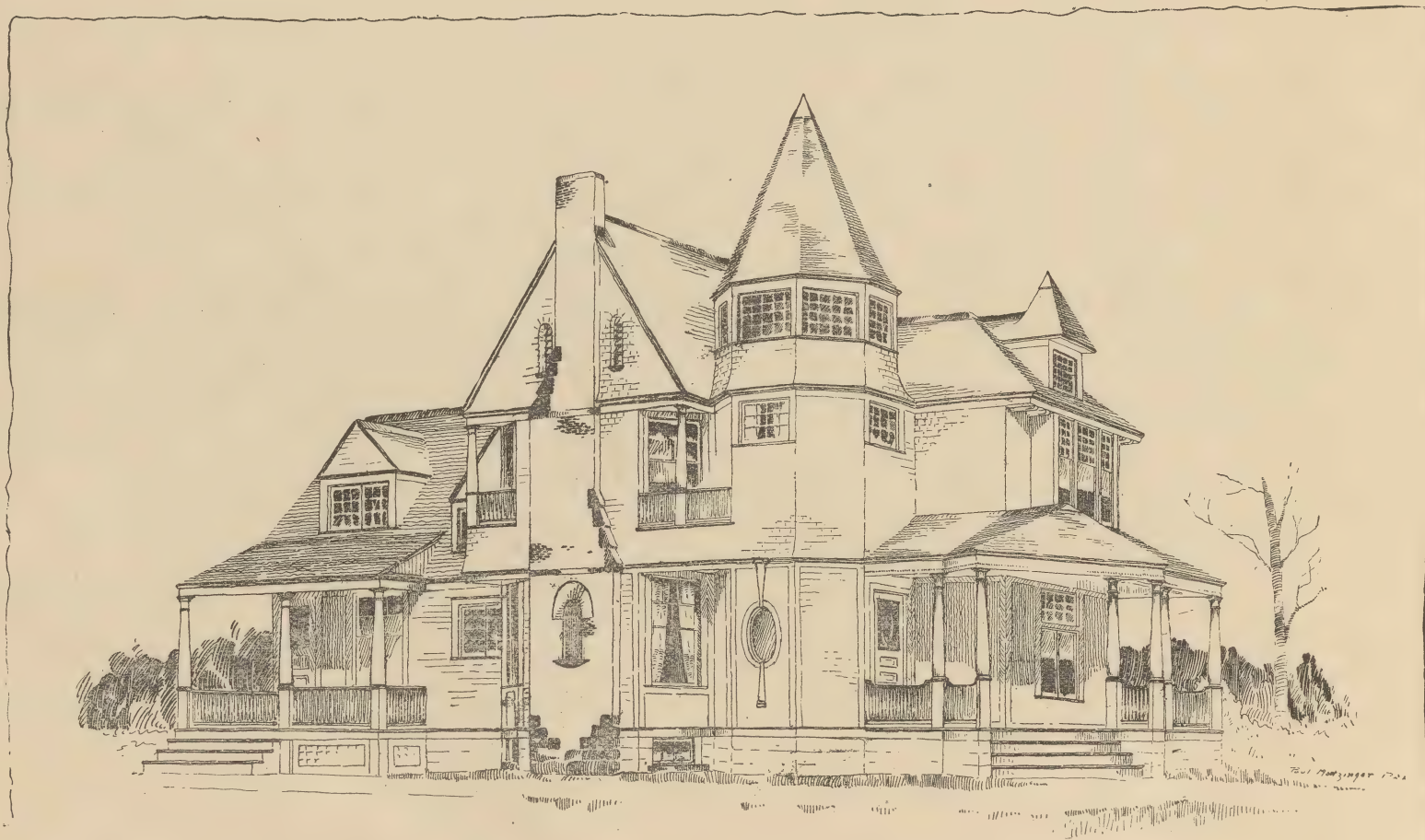
INTERIOR FINISH.—Three coats of plaster; hardwood finish in front chambers and reception hall, with finely carved newel on the staircase; balance in whitewood, finished natural. All inside and outside finish detailed. All doors and windows of good size and specially designed.

ACCOMMODATIONS.—Sizes of all rooms, and location of closets, pantries and fixtures, as shown on the plans. Such features as window seats, etc., are also shown, which make this plan one of the most satisfactory, having many of the latest desirable features.

COST.—The estimated cost of this design, as from our specifications, was given as \$2,800, without plumbing, furnace and mantels, but this, however, was reduced to \$2,750 complete.

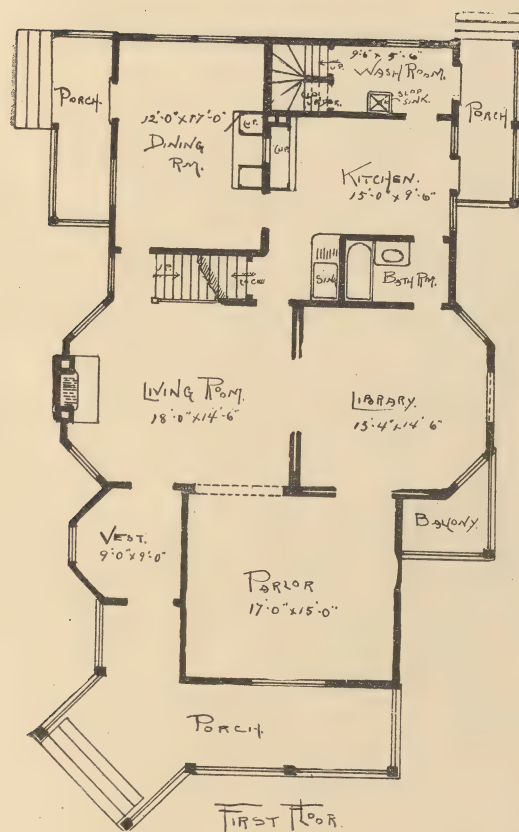
Price for working plans, details, specifications, etc., in duplicate, and license to build, \$35.00.





Design No. 104.

Built at day labor for \$4,000, without Plumbing, Furnace or Mantels.



DESCRIPTION OF DESIGN NO. 104.

GENERAL DIMENSIONS.—Width over bays, 35 ft. 6 in. Length over porches, 61 ft. Height of stories: basement, 7 ft. 6 in.; first story of dwelling, 10 ft. 4 in.; second story, 9 ft. 6 in.

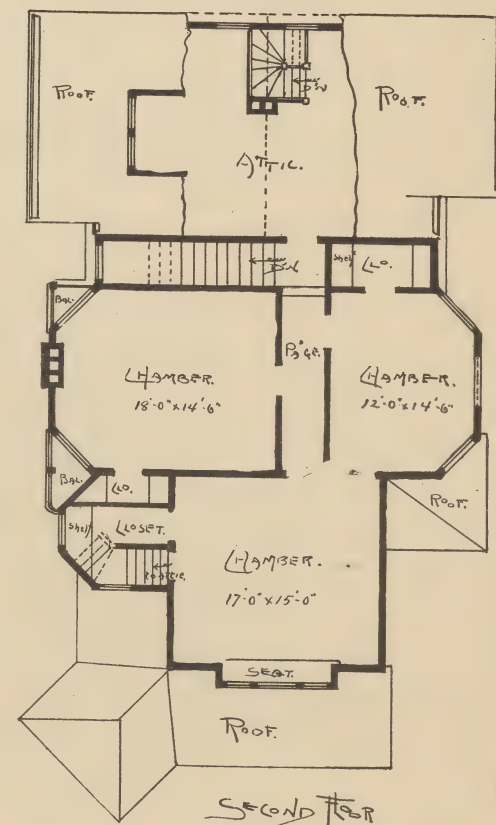
EXTERIOR MATERIALS.—Foundation, stone; three courses of 10 in. ashlar, above grade. Cellar under whole house, cemented throughout. Ash pit under fire-place. Whole house sheathed with $\frac{7}{8}$ in. sheathing and Neponset building paper, and covered with $\frac{1}{2}$ in. lap siding. Slate roof.

INTERIOR FINISH.—Three coats of plaster and detail finish throughout. All doors and windows of good sizes and of special design. Parlor and library are finished in cherry, living room and staircase in butternut, dining room in quartered oak, balance with whitewood and pine.

ACCOMMODATIONS.—Sizes of all rooms and location of closets and fixtures as shown on floor plans. Sink in kitchen.

COST.—Built at day labor for \$4,000, without plumbing, furnace or mantels.

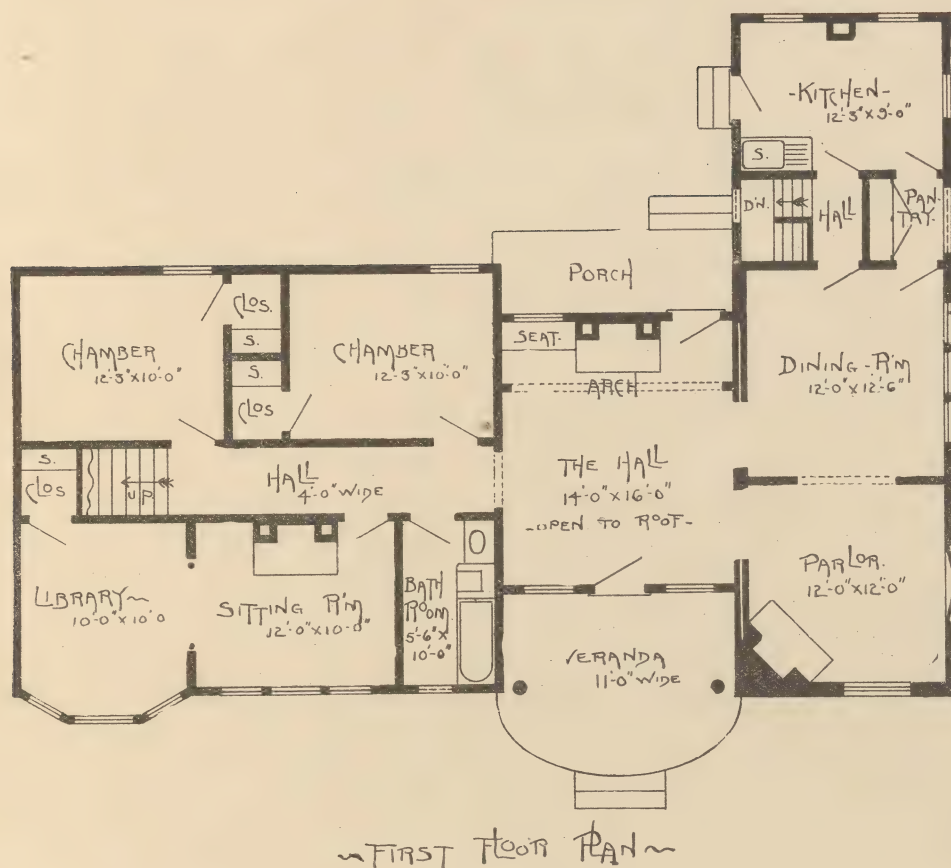
Price for working drawings, details, specifications, and license to build, \$40.00.





Design No. 110.

Estimated Cost, \$6,500, complete.



DESCRIPTION OF DESIGN NO. 110.

GENERAL DIMENSIONS.—Front, 57 feet. Depth over porch, 46 feet. Height of stories: cellar, 7 feet; first story, 9 feet; second story, not finished.

EXTERIOR MATERIALS.—Foundation, stone; one course of 12 inch ashlar, above grade; exterior wall of parlor and dining room of stone. Cellar under parlor, dining room and kitchen, cemented. Ash pits under fire-places. Whole house shall be sheathed with $\frac{3}{8}$ inch matched sheathing, and Neponset building paper, and covered with $\frac{1}{2}$ inch lap siding and dipped shingles as shown.

INTERIOR FINISH.—Three coats of plaster. Hardwood finish in parlor, reception hall, dining room, balance whitewood, all finished natural. All inside and outside finish specially designed.

ACCOMMODATIONS.—Sizes of rooms, location of closets and fixtures as shown on floor plans. This is a most modern and satisfactory plan; it contains many very beautiful features, such as window seats, bays, arches, etc.; a most original arrangement is in reception hall, of which the ceiling terminates at roof, and on the side over fire-place is arranged a large balcony overlooking hall porches at both entrances to hall; second story or attic floored and plastered one coat.

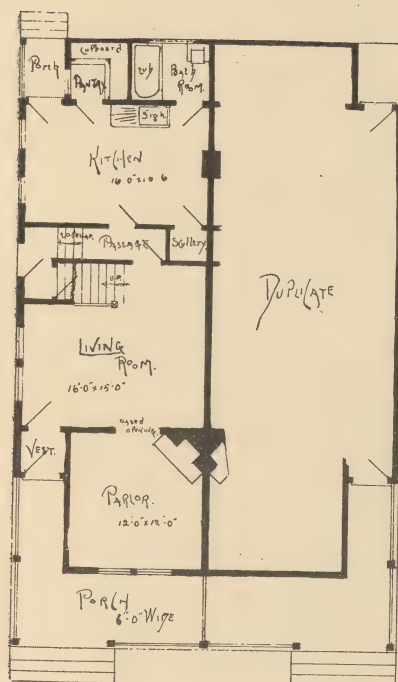
COST.—\$6,500 complete.

Price of working plans, details, specifications, etc., all in duplicate, and license to build, \$75.00.



Design No. 111.

Contract Cost, \$2,200, without Plumbing, Furnace or Mantels.



First Floor Plan.

DESCRIPTION OF DESIGN NO. 111.

GENERAL DIMENSIONS.—Width, 32 ft. 6 in. Length over porch, 49 ft. 6 in. Height of stories: basement, 7 ft.; first story, 9 ft. 2 in.; second story, 8 ft. 6 in.

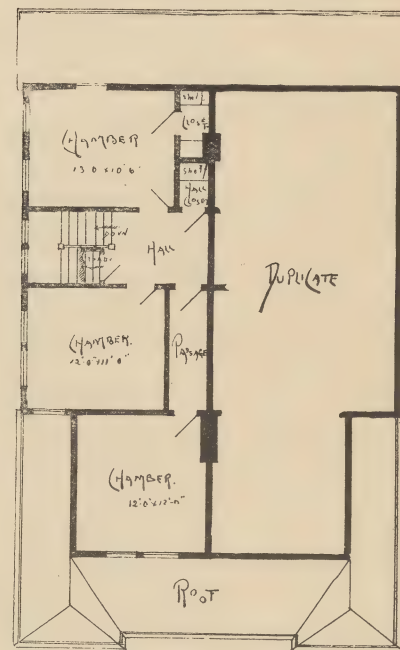
EXTERIOR MATERIALS.—Foundation, stone; 3 courses of 8 in. ashlar, above grade. Brick division wall between cellars; cement floor. Whole house sheathed with $\frac{7}{8}$ in. sheathing. Slate roof. Mineral wool dividing wall.

INTERIOR FINISH.—Two coats of plaster. Pine finish throughout. Finished to suit owner. All finish detailed, and finished natural.

ACCOMMODATIONS.—Sizes of all rooms, and location of pantries, fixtures, etc., shown on plans.

COST.—Contract cost, without plumbing, furnace or mantels, was \$2,200.

Price of working plans, details, specifications, etc., all in duplicate and license to build, \$33.00.

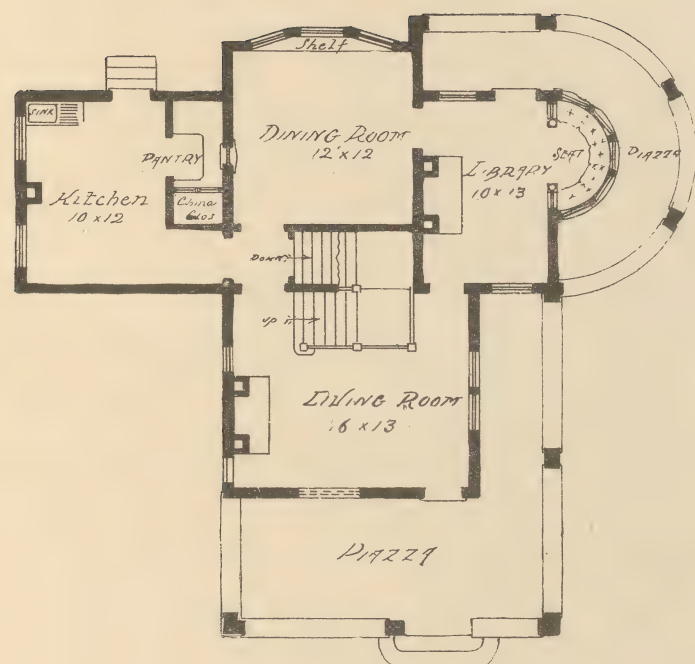


Second Floor Plan.

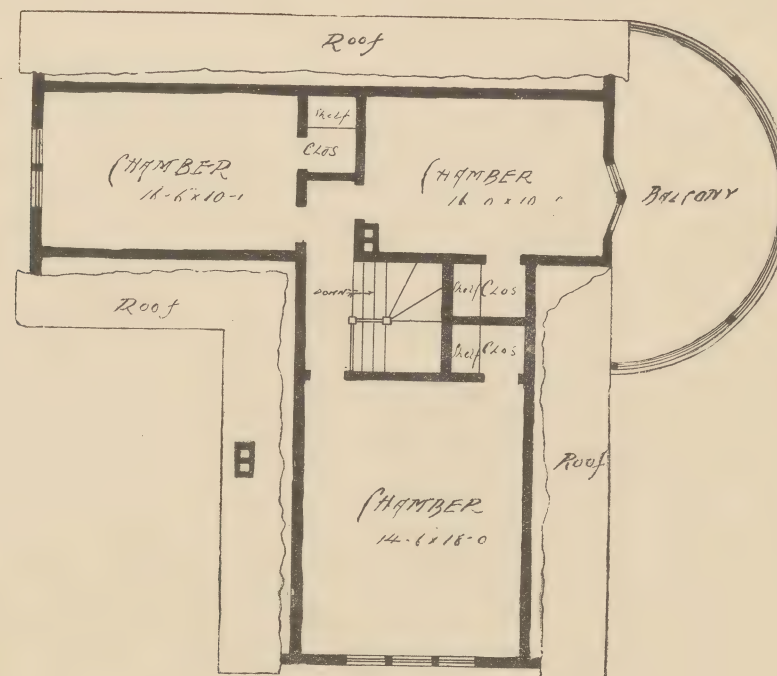


Design No. 113.

Estimated Cost, from \$1,800 to \$2,550.



FIRST FLOOR PLAN.



SECOND FLOOR PLAN.

DESCRIPTION OF DESIGN NO. 113.

GENERAL DIMENSIONS.—Width 47 ft. over porches; length 41 ft. over porches and bays. Height of stories: cellar, 7 ft.; first story, 8 ft. 6 in.; second story, 8 ft. 4 in.

EXTERIOR MATERIALS.—Foundations, porches, chimneys, etc., above grade, rubble work, below grade, stone and brick. Cellar under dining room and kitchen, cemented throughout and divided by 8 in. brick partitions. Whole house sheathed with $\frac{7}{8}$ in. matched sheathing and covered with $\frac{1}{2}$ in. lap siding and dipped shingles as shown.

INTERIOR FINISH.—Three coats of plaster. Oak finish in R. H., and

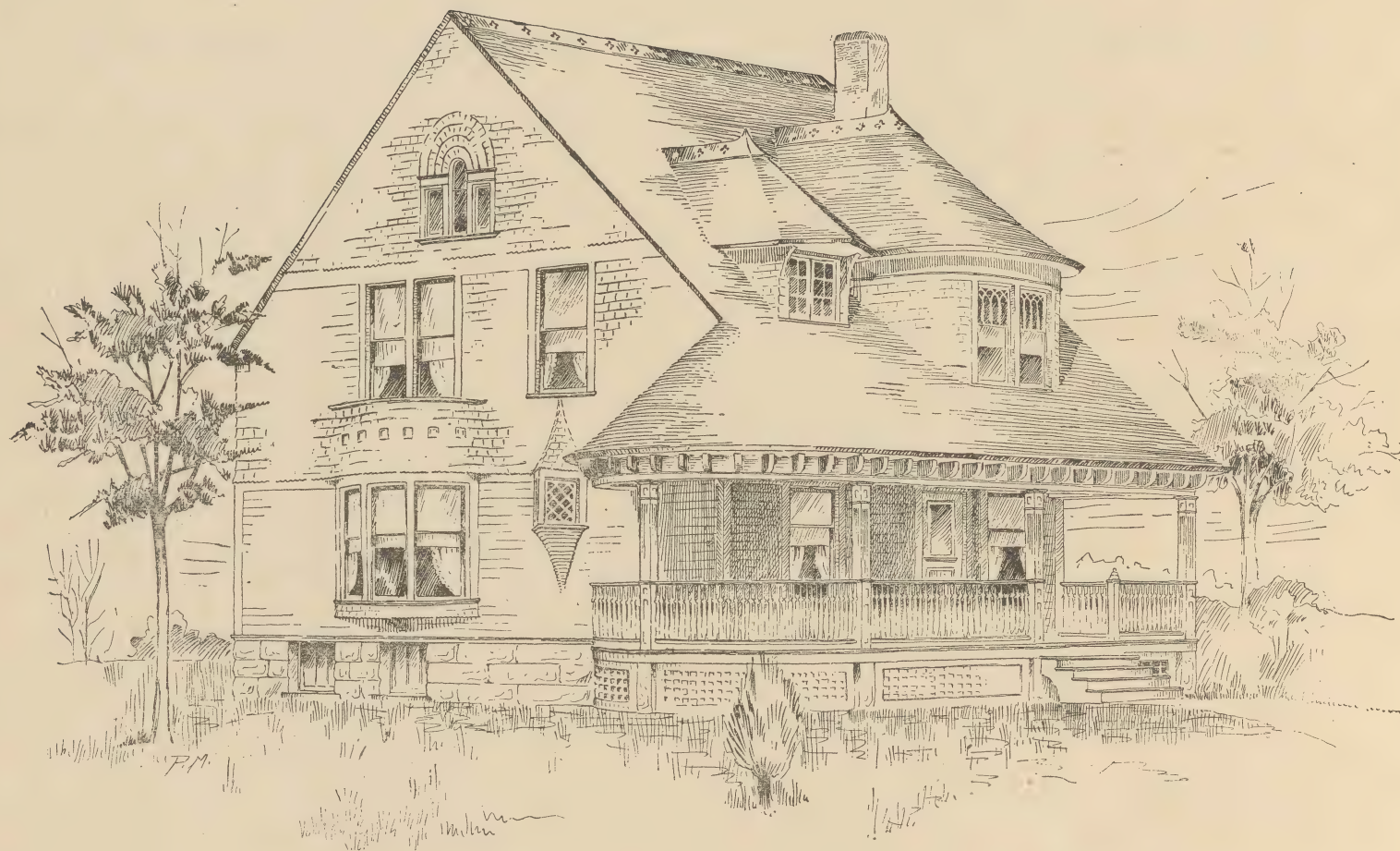
D. R., and cherry in library, balance in pine and all detailed. Hardwoods finished natural, balance as owner directs. All doors and windows of good size and latest designs.

ACCOMMODATIONS.—Sizes of all rooms and location of closets, fixtures, etc., as shown on plans.

COST.—Estimated cost, as described above, including plumbing, but no furnace or mantels, was \$2,535, but by changing stone work, porch finish, etc., the same may be built for about \$1,800.

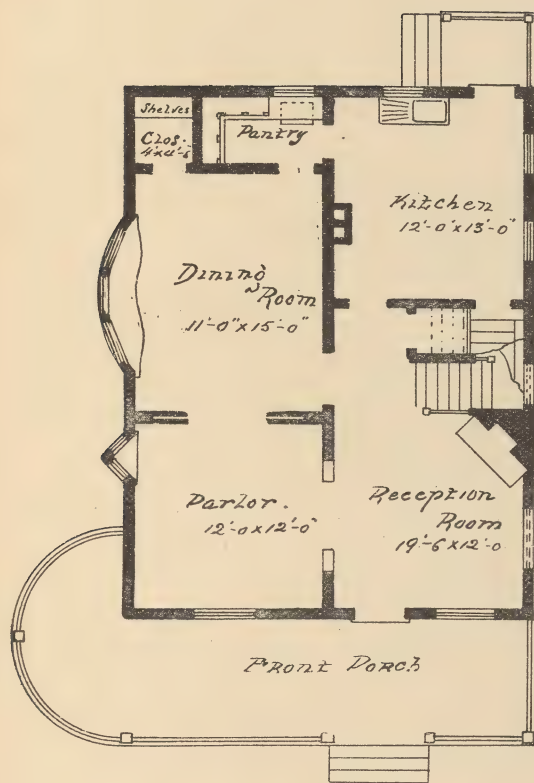
Price of working drawings, etc., on application.

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Design No. 114.

Contract Cost, \$2,100, without Plumbing, Furnace or Mantels.



FIRST FLOOR PLAN

DESCRIPTION OF DESIGN NO. 114.

GENERAL DIMENSIONS.—Width over porch 32 ft. 6 in.; length over front porch, 42 ft. Height of stories: cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 6 in.

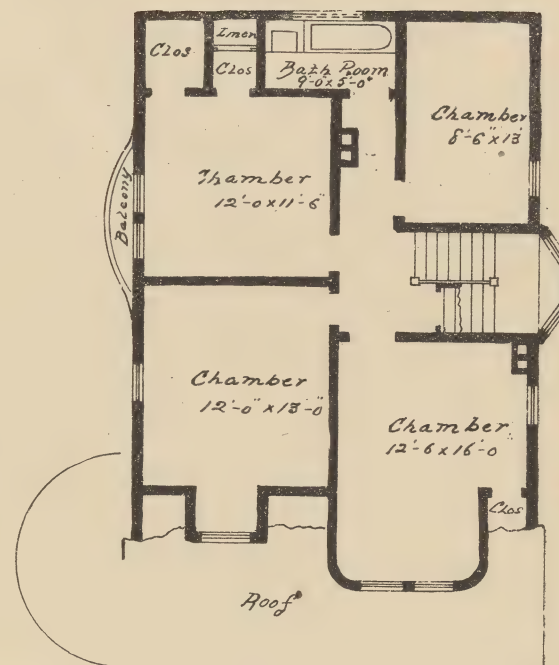
EXTERIOR MATERIALS.—Foundation stone, three courses of 10 in. ashlar, above grade. Cellar under whole house, cemented throughout; ash pit under fire-place. Whole house sheathed with $\frac{7}{8}$ in. sheathing and Neponset building paper, and covered with $\frac{1}{2}$ in. lap siding and dipped shingles as shown.

INTERIOR FINISH.—Three coats plaster. White wood finish throughout, all detailed. Doors and windows all of good size and special design.

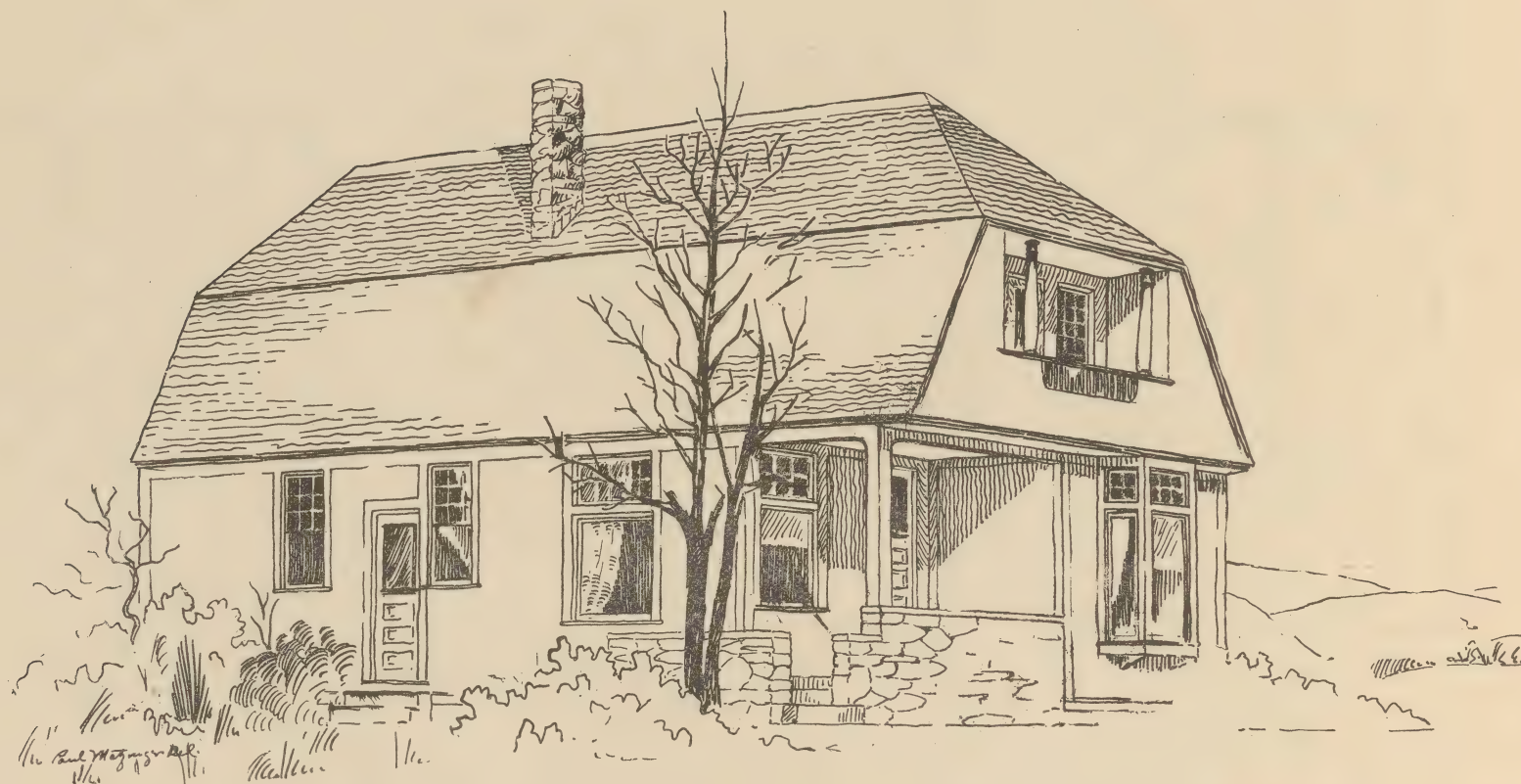
ACCOMMODATIONS.—Sizes of all rooms, location of closets and fixtures as shown on the plans. All rooms are of ample size and well lighted.

COST.—Contract price, \$2,100, without plumbing, furnace or mantels.

Price of working drawings, details, specifications, etc., all in duplicate, and license to build, \$35.00.



SECOND FLOOR PLAN



Design No. 115.

Contract Price, \$1,120, without Plumbing, Furnace or Mantels.

DESCRIPTION OF DESIGN NO. 115.

GENERAL DIMENSIONS. — Width over porch, 32 ft.; length over bay, 43 ft. Height of stories: cellar, 6 ft. 6 in.; first story, 9 ft.; second story, 8 ft. 6 in.

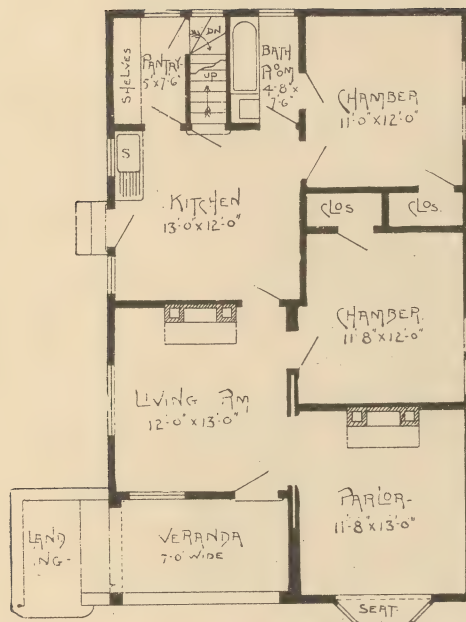
EXTERIOR MATERIALS. — Foundation, stone; one course of 12 in. ashlar, above grade; cellar floor cemented; ash pits under fireplaces; whole house sheathed with common $\frac{7}{8}$ in. sheathing, and covered with $\frac{1}{2}$ in. lap siding and dipped shingles.

INTERIOR FINISH. — Two coats of plaster. Pine finish throughout. Finish to suit owner. All finish detailed. Doors and windows all of good size.

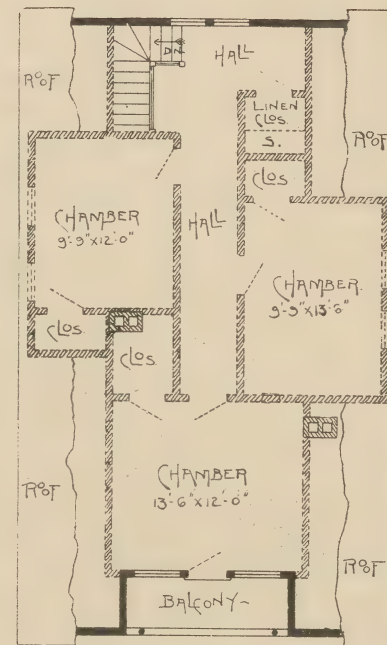
ACCOMMODATIONS. — Sizes of all rooms, with the location of closets, pantry, with fixtures, etc., are shown on plans. All rooms are of ample size and this is a plan we recommend to parties who wish a moderate cost home or cottage, the second story being so arranged that at any time it can be finished as shown on plans.

COST. — Contract price for above, without plumbing, furnace or mantels, was \$1,120.

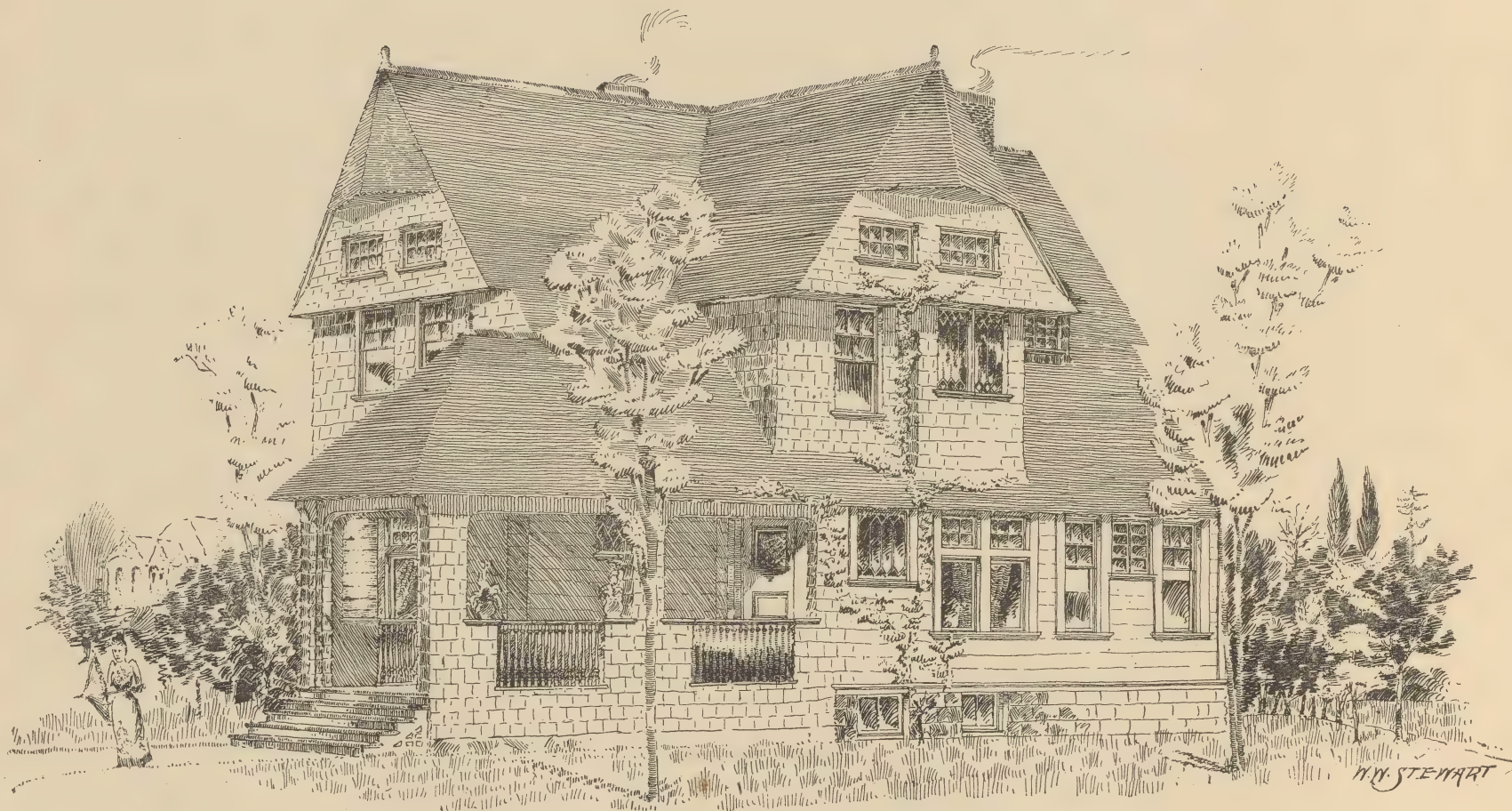
Price of working plans, details, specifications, etc., all in duplicate and license to build, \$20.00.



— FIRST FLOOR —



— SECOND FLOOR —
— WITH PROPOSED CHAMBERS - DORMERS - ETC. —



Design No. 116.

Contract Price, \$1,700, without Plumbing, Furnace or Mantels.



First Floor Plan

DESCRIPTION OF DESIGN NO. 116.

GENERAL DIMENSIONS.—Width 26 ft.; length over porch, 55 ft. Height of stories: cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 6 in. Cellar floor cemented.

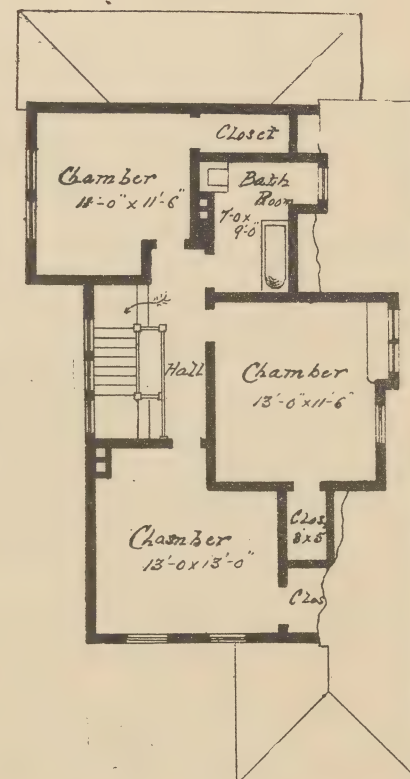
EXTERIOR MATERIALS.—Foundation, stone; three courses of 8 in. ashlar, above grade. Whole house covered with $\frac{7}{8}$ in. matched sheathing and $\frac{1}{2}$ in. lap siding and dipped shingles as shown.

INTERIOR FINISH.—Hard white plaster. Pine finish throughout. Bath room and kitchen wainscoted 3 ft. 6 in. high. All finish detailed. Doors and windows of good size and special design.

ACCOMMODATIONS.—The general arrangement of all rooms and their sizes, closets, etc., are shown by the floor plan.

COST.—Contracted for \$1,700, without plumbing, furnace or mantels.

Price of working plans, specifications, etc., and license to build, \$25.

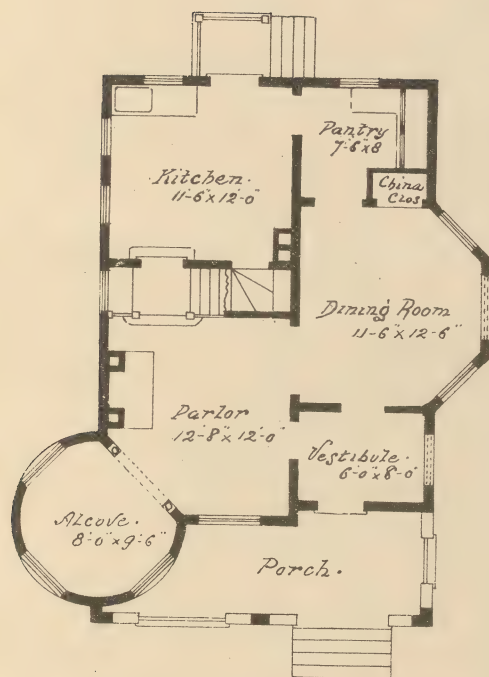


Second Floor Plan



Design No. 117.

Contract Price for three buildings, \$1,160, without Plumbing, Furnace or Mantels. Estimate Cost at \$1,200 to \$1,250, without Plumbing, Furnace or Mantels.



FIRST FLOOR PLAN.

DESCRIPTION OF DESIGN NO. 117.

GENERAL DIMENSIONS.—Width over bays, 31 ft. 6 in.; length over porches, 39 ft. 6 in. Height of stories: cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 4 in.

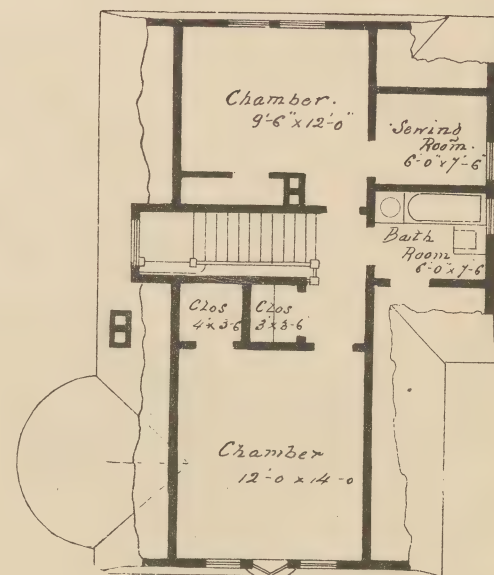
EXTERIOR MATERIALS.—Foundation, stone; three courses of 10 in. ashlar, above grade. Cellar cemented. Ash pit under fire place. Whole house sheathed with $\frac{7}{8}$ in. sheathing, and covered with $\frac{1}{2}$ in. lap siding and dipped shingles as shown.

INTERIOR FINISH.—Hard white plaster; soft wood finish throughout. Finished to suit owner. All windows of good size and front door and finish made to special design.

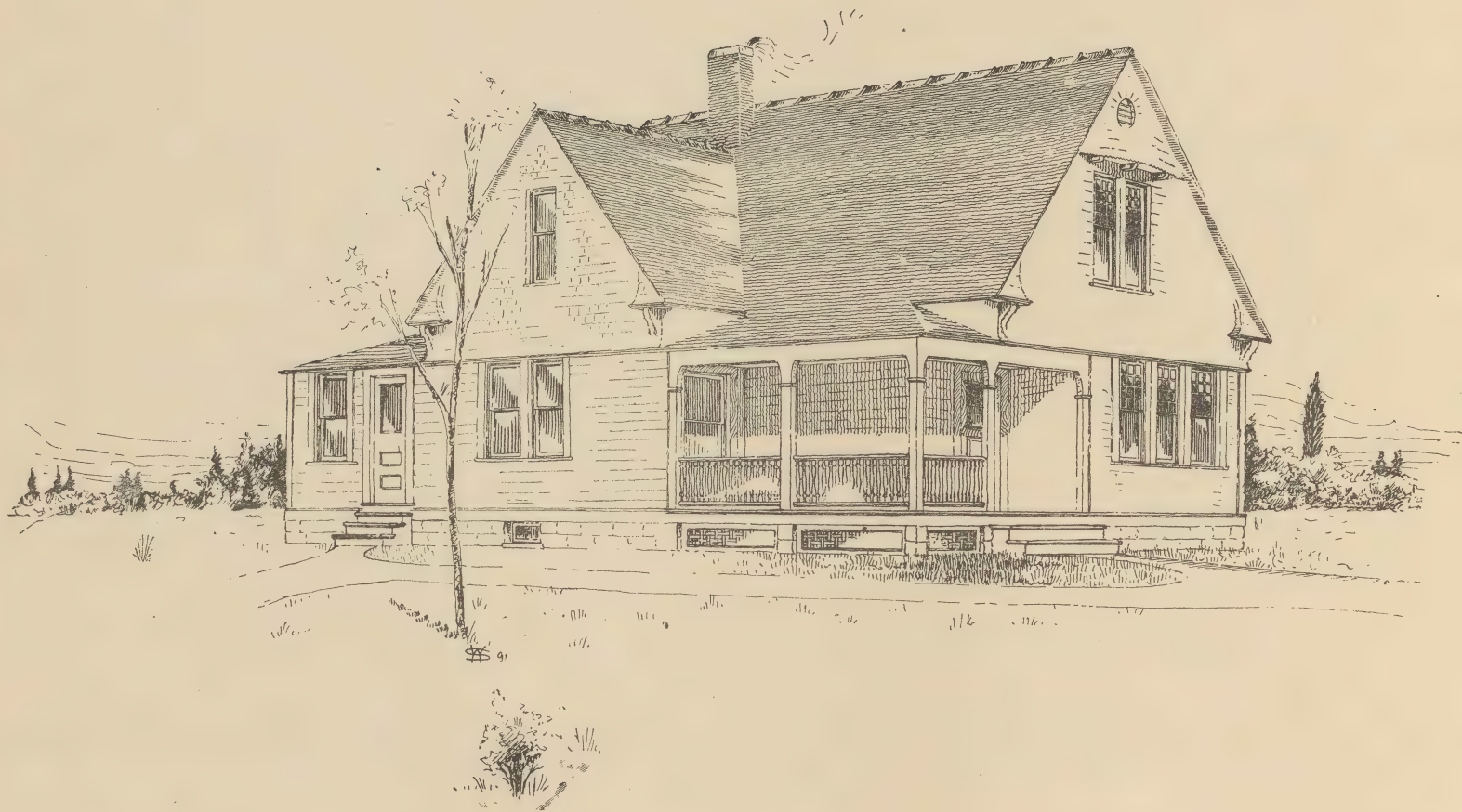
ACCOMMODATIONS.—The principal rooms and their sizes, closets, etc., are shown on the floor plans, and open fire place in the parlor.

COST.—The contract was for three, \$1,160, without plumbing, furnace or mantels. Estimate on one from \$1,200 to \$1,250.

Price of working plans, specifications, details, etc., all in duplicate and license to build, \$20.00.

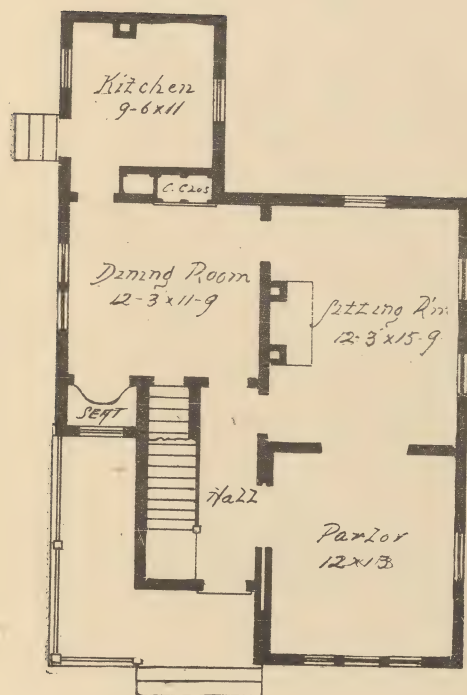


SECOND FLOOR PLAN.



Design No. 118.

Contract Price, \$1,050, without Plumbing, Furnace or Mantels.



FIRST FLOOR PLAN:

DESCRIPTION OF DESIGN NO. 118.

GENERAL DIMENSIONS.—Width, 26 ft. ; length, 41 ft. 6 in. Height of stories: cellar, 6 ft. 6 in.; first story, 8 ft. 6 in.; second story, 8 ft. 2 in.

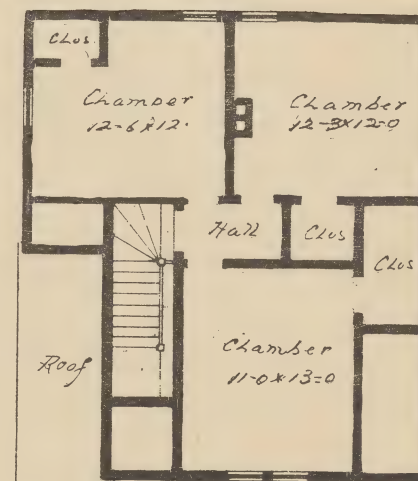
EXTERIOR MATERIALS.—Foundation, stone; 2 courses of 10 in. ashlar, above grade. Cellar cemented and under whole house. Whole house sheathed with $\frac{7}{8}$ in. rough sheathing and covered with $\frac{1}{2}$ in. lap siding and dipped shingles as shown.

INTERIOR FINISH.—Two coats of plaster. Pine finish throughout; painted and stained to suit owner. Front door of oak and glazed with American plate. All other doors and windows of good size and design. Kitchen and pantry floored with maple flooring.

ACCOMMODATIONS.—Sizes of all rooms and location of closets and fixtures as shown on plans.

COST.—The contract price, as recently let, without plumbing, furnace and mantels, was \$1,050.

Price of working drawings, details, specifications, etc., all in duplicate and license to build, \$15.00.

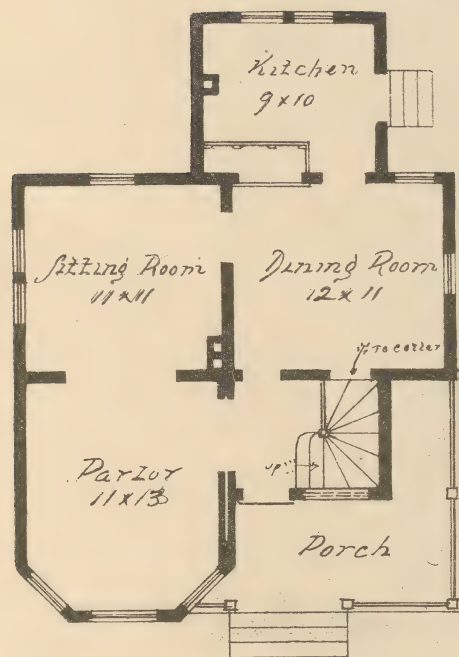


SECOND FLOOR PLAN:



Design No. 120.

Contract Price, \$975, without Plumbing or Furnace.



FIRST FLOOR PLAN

DESCRIPTION OF DESIGN NO. 120.

GENERAL DIMENSIONS.—Width, 25 ft.; length, 35 ft. Height of stories: cellar, 6 ft.; first story, 9 ft. 10 in.; second story, 7 ft. 10 in.

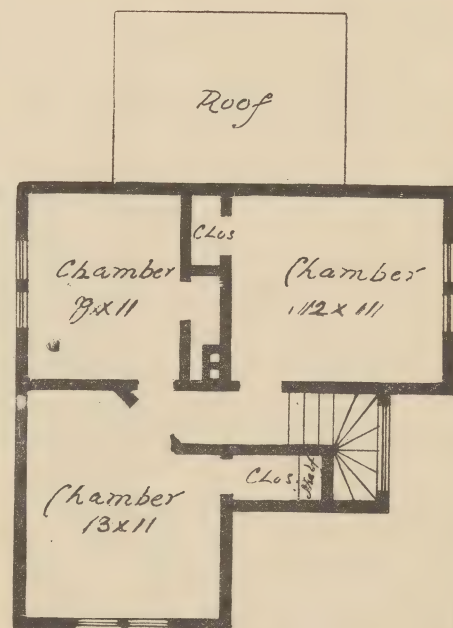
EXTERIOR MATERIALS.—Foundation, stone; 2 courses of 9 in. ashlar, above grade. Cellar cemented, 10 ft. in diameter, of well form. Whole house sheathed with Neponset building paper and covered with matched siding and dipped shingles as shown.

• INTERIOR FINISH.—Two coats of plaster. White-wood finish throughout, painted and stained to suit owner. All doors and windows of good size and design. Kitchen in rear not finished with plaster.

ACCOMMODATIONS.—Sizes of all rooms and location of closets and fixtures as shown on plans, and as a neat plan for cheap cottage this can hardly be improved.

COST.—The contract price, as recently let, without plumbing, mantels or furnace, was \$975.

Price of working drawings, details, specifications, etc., all in duplicate and license to build, \$14.



SECOND FLOOR PLAN



Design No. 121.

Contract Price, \$1,218, without Plumbing, Furnace or Mantels.

DESCRIPTION OF DESIGN NO. 121.

GENERAL DIMENSIONS.—Width over bays, 29 ft.; length, 39 ft. 6 in. Height of stories: cellar, 6 ft. 6 in.; first story, 9 ft.; second story, 8 ft.

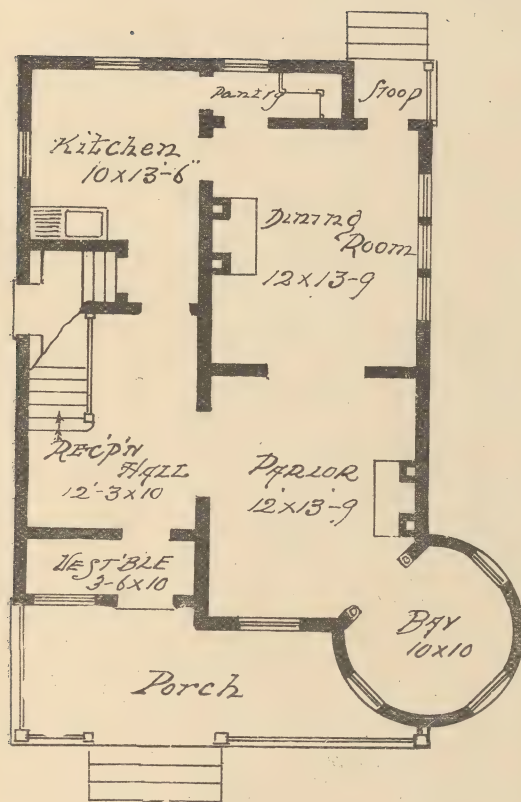
EXTERIOR MATERIALS.—Foundation, stone; 24 in. rubble work, above grade, perch stone below. Cellar under whole, with 8 in. brick dividing wall and cemented throughout. Ash pit under fire-place. Whole house sheathed with $\frac{7}{8}$ in. matched sheathing and covered with $\frac{1}{2}$ in. lap siding and dipped shingles as shown.

INTERIOR FINISH.—Two coats of plaster. Oak finish in reception hall and parlor, with open stair case, balance in white pine, (all detailed) and finished to suit owner. Reception hall, vestibule, kitchen and pantry floored with hardwood. Front door of oak; all other doors and windows of good size and new designs.

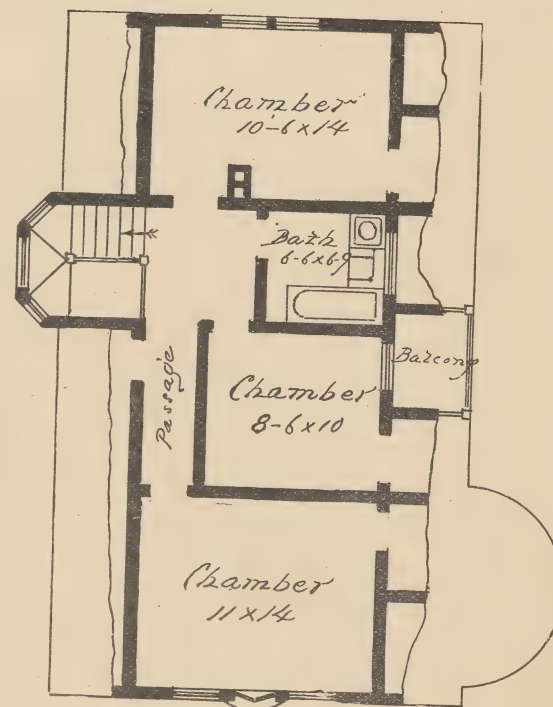
ACCOMMODATIONS.—Sizes of all rooms and location of closets, fixtures, etc., as shown on plans. We would advise intending builders to give this design a little study, as it has many features which cannot be seen at first glance, but which will be appreciated by saving home seekers.

COST.—Contract price, without plumbing, mantels or furnace, \$1,218.

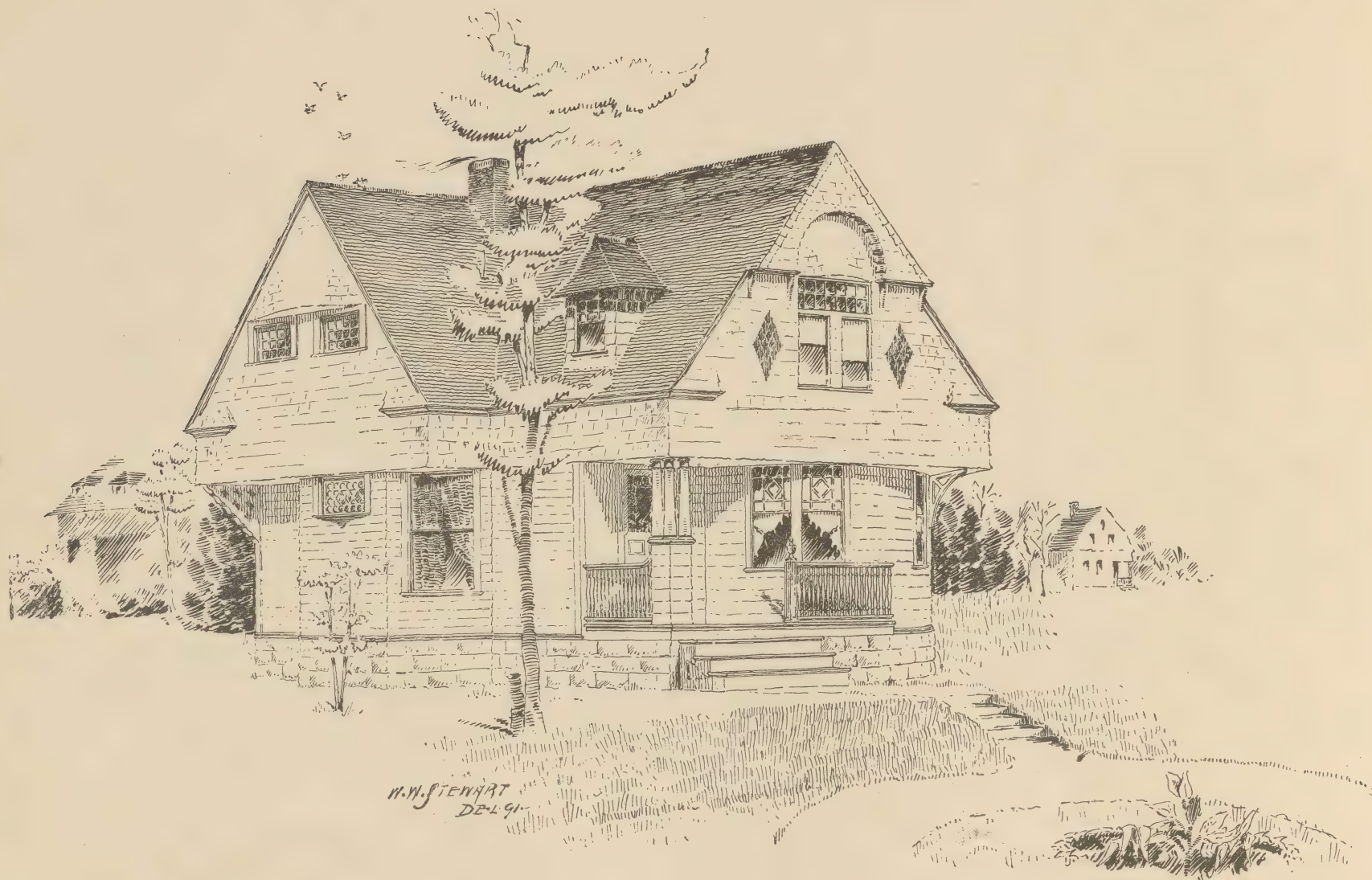
Price of working drawings, details, specifications, etc., all in duplicate and license to build, \$18.00.



FIRST FLOOR PLAN.

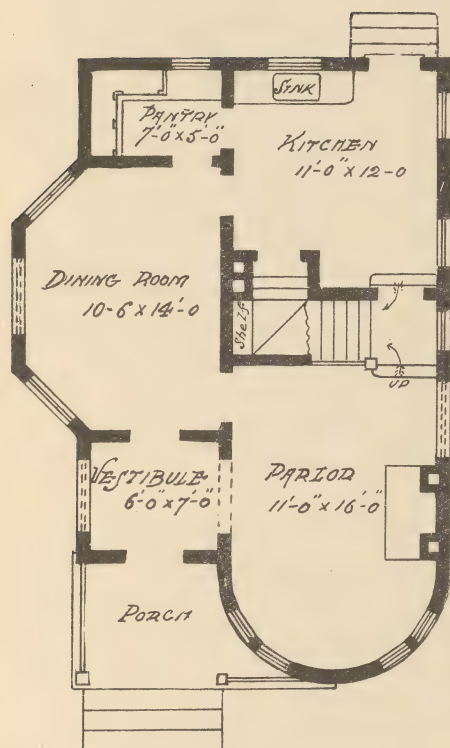


SECOND FLOOR PLAN.



Design No. 128.

Contract Cost, \$950, without Plumbing, Furnace or Mantels.



First Floor Plan

DESCRIPTION OF DESIGN NO. 128.

GENERAL DIMENSIONS.—Width over bay, 23 ft.; length, 33 ft. Height of stories: cellar, 6 ft. 6 in.; first story, 9 ft.; second story, 8 ft.

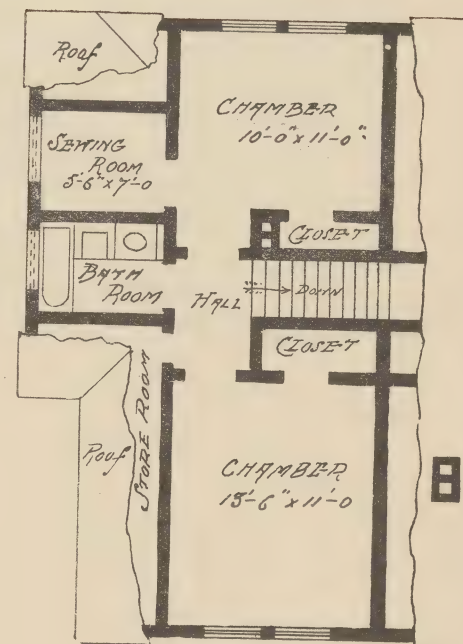
EXTERIOR MATERIALS.—Foundation, stone; 3 courses of 10 in. ashlar, above grade. Cellar cemented. Ash pit under fire-place. Whole house sheathed with $\frac{7}{8}$ in. common sheathing and covered with $\frac{1}{2}$ in. lap siding and dipped shingles as shown.

INTERIOR FINISH.—Two coats of plaster. Pine finish throughout. All finish detailed and stained to suit owner. All doors and windows of good size and specially designed.

ACCOMMODATIONS.—Sizes of all rooms and location of closets and fixtures as shown on plans. This plan in time of need would always find a ready buyer.

COST.—\$950, without plumbing, furnace or mantels.

Price of working drawings, details, specifications, etc., all in duplicate and license to build, \$20.



Second Floor Plan

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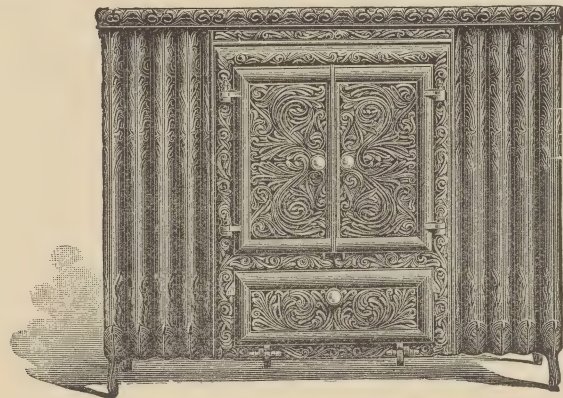
NATIONAL, PERFECTION, DETROIT AND IDEAL

Direct Indirect Radiators.

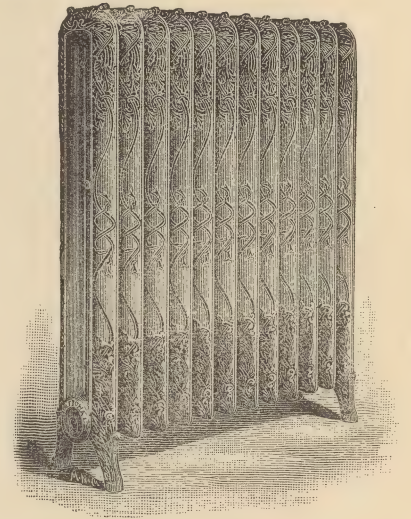
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Design No. 131.

Contract Price, \$2,480, complete, without Mantels.

DESCRIPTION OF DESIGN NO. 131.

GENERAL DIMENSIONS.—Width over porch, 33 ft. 6 in.; length over porch, 42 ft. 6 in. ht of stories: cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 6 in.

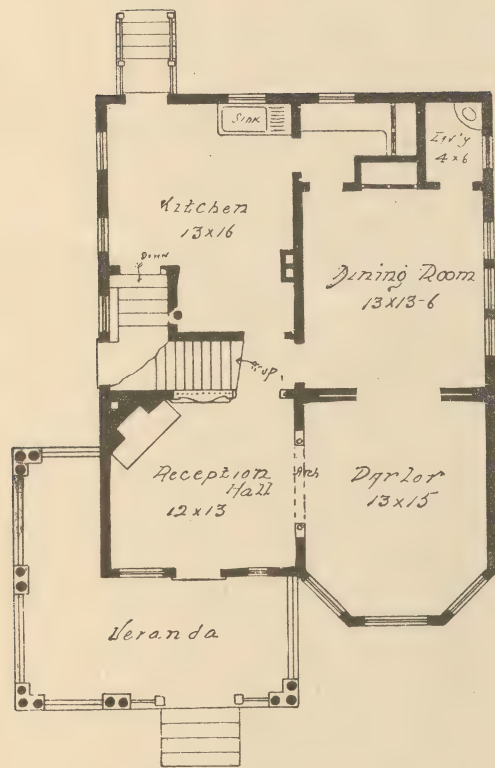
EXTERIOR MATERIALS.—Foundation, stone; three courses of 10 in. ashlar, above grade. Cellar under dining room, kitchen and pantry, with 8 in. brick dividing wall and cemented throughout. Ash pit under fire place. Whole house sheathed with $\frac{7}{8}$ in. matched sheathing and covered with $\frac{1}{2}$ in. lap siding and Georgia pine shingles and small sea green slate as shown.

INTERIOR FINISH.—Three coats of plaster. Oak finish in reception hall, parlor, dining room and open stair case, balance in white pine (all detailed). Reception hall floored with best $\frac{7}{8}$ x 2 in. oak flooring. Kitchen, pantry, bath and lavatory with best $\frac{7}{8}$ x 2 in. maple flooring and wainscoted 4 ft. high, and neatly capped. Front door 3 ft. 6 in. by 7 ft. by $1\frac{3}{4}$ in. of white oak, glazed with $\frac{1}{4}$ in. beveled plate. All other doors (5 panel) and windows (AA American glass) of good size and new designs.

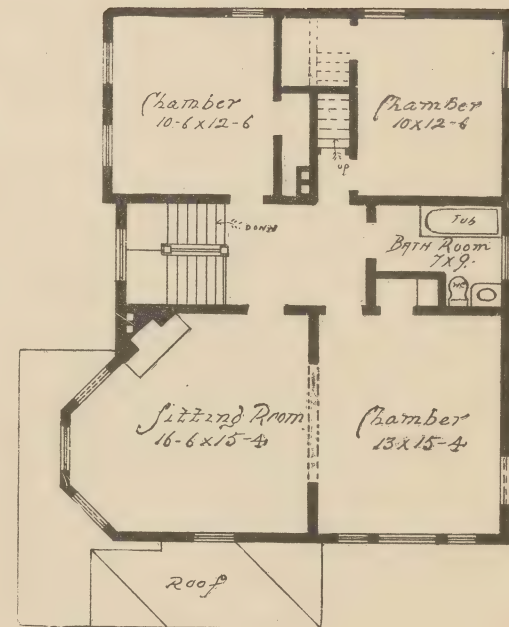
ACCOMMODATIONS.—Sizes of all rooms and location of closets, fixtures, etc., as shown on plans. A large attic, floored nicely, for drying clothes, with laundry, furnace, coal, wood and vegetable room in cellar, gives this dwelling all the necessities required by the housewife of to-day.

COST.—Contract price, for material and labor, without slating, plumbing, furnace and mantels, was \$1,900. Small sea green slate \$130. Plumbing, including hot water and best fixtures, with gas fitting and sewerage, \$310. Furnace (portable) all complete, \$140. Making a total cost, without mantels, of \$2,480.

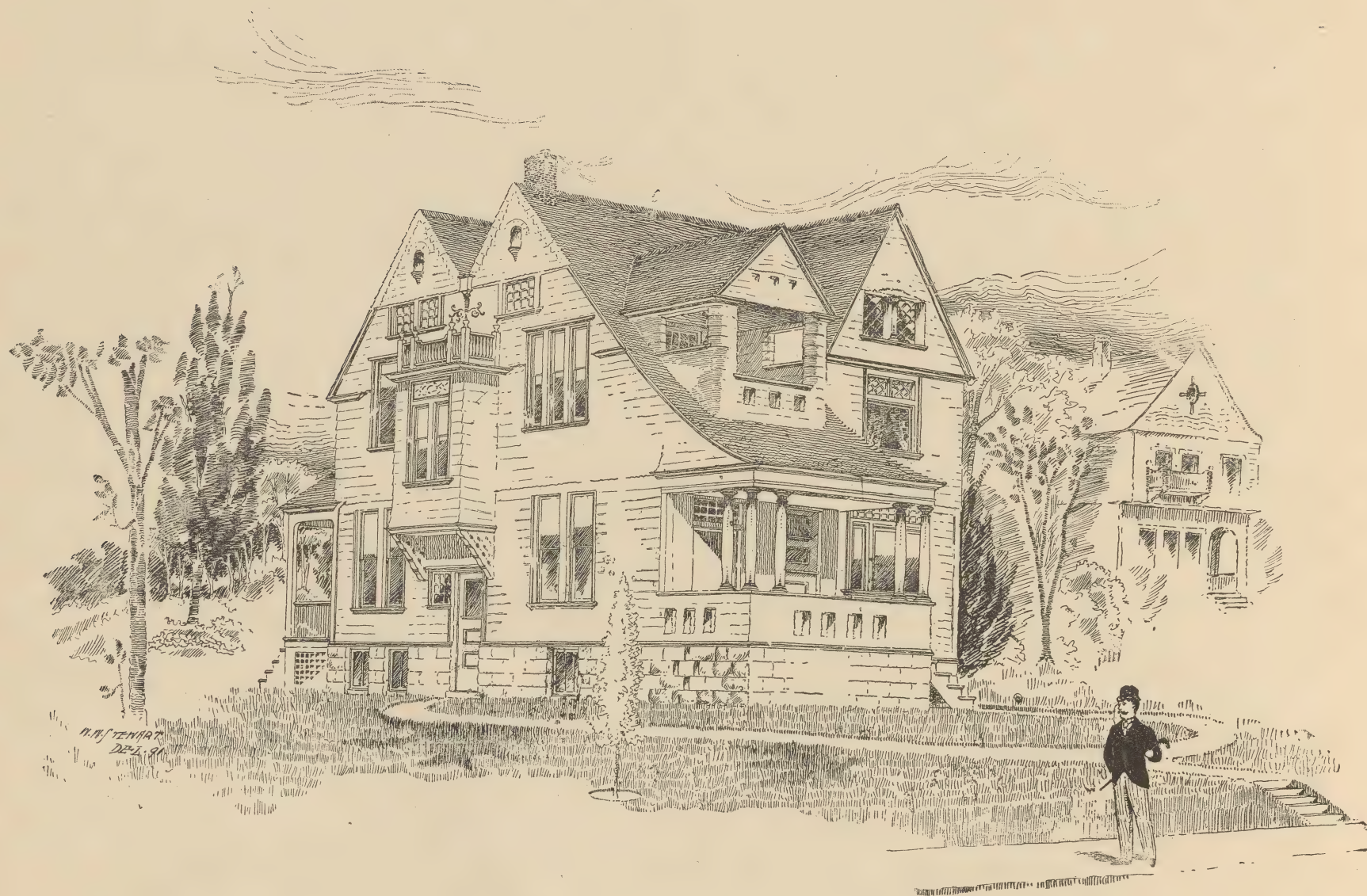
Price of working drawings, details, specifications, etc., all in duplicate, and license to build, \$35.00.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Design No. 132.

Contract Cost, \$2,050, without Painting, Plumbing, Furnace or Mantels.

DESCRIPTION OF DESIGN NO. 132.

GENERAL DIMENSIONS.—Width over bay, 28 ft.; length over porch, 44 ft. Height of stories: cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 6 in.

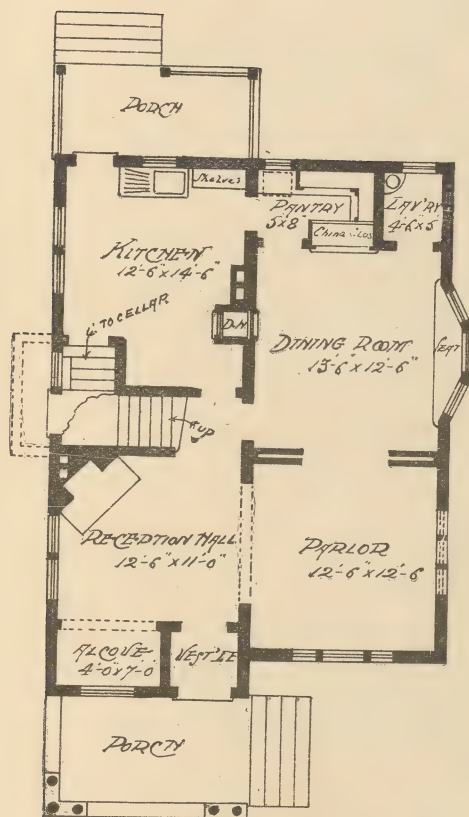
EXTERIOR MATERIALS.—Foundation, stone; 4 courses of 9 in. ashlar, above grade. Cellar under whole, cemented throughout and divided with brick partitions. Ash pits under fire place. Whole house sheathed with $\frac{7}{8}$ in. matched sheathing and covered with $\frac{1}{2}$ in. lap siding and dipped shingles as shown.

INTERIOR FINISH.—Three coats of plaster. Pine finish throughout, with open staircase, window seats, etc., all detailed and finished to suit owner. Reception hall, kitchen and pantry floored with hardwood flooring. K., P. and Bath wainscoted 3 ft. 6 in. high. Front door of oak, glazed with beveled plate. All other doors of good size, five horizontal panels. Windows leaded and AA American glass, special size and designs.

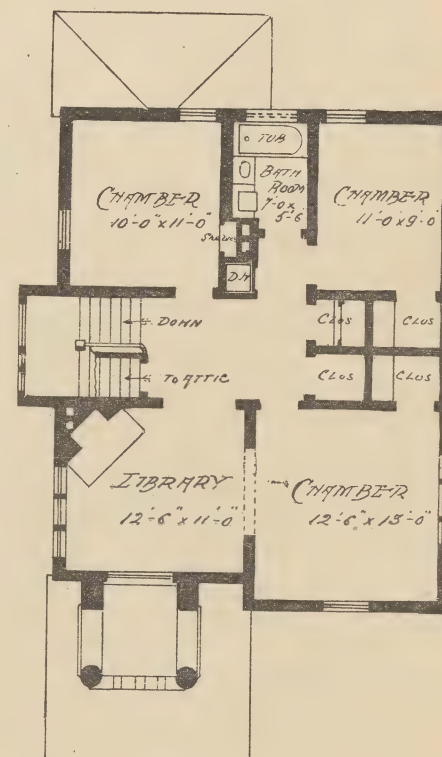
ACCOMMODATIONS.—Sizes of all rooms and location of closets, fixtures, etc., as shown on plans. Dumb waiter from cellar to attic of ample size to allow usage to elevate washings, etc.

COST.—Contract price, without plumbing, furnace or mantels, after much competitive bidding, was \$2,050.

Price of working drawings, details, specifications, etc., all in duplicate, and license to build, \$32.00.



1st FLOOR PLAN



2nd FLOOR PLAN



Design No. 134.

Estimated Cost from \$4,000 to \$5,500, without Mantels.

DESCRIPTION OF DESIGN NO. 134.

GENERAL DIMENSIONS.—Width, 36 ft. over all bays; length, 56 ft. over front porch. Height of stories: cellar, 7 ft. 4 in.; first story, 10 ft.; second story, 9 ft. 4 in.

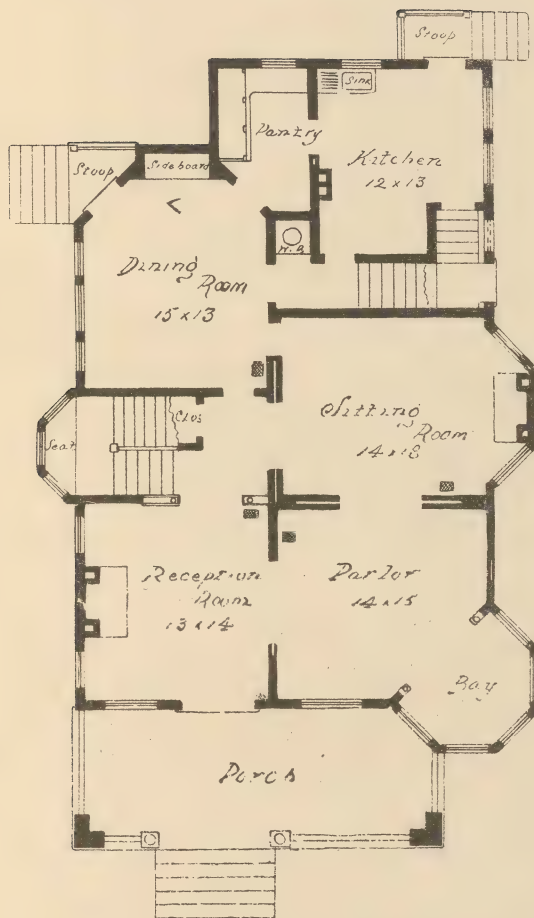
EXTERIOR MATERIALS.—Foundation, stone; 3 courses 12 in. ashlar, above grade. Cellar under whole house, cemented throughout and divided with brick partitions. Whole house sheathed with matched sheathing and Neponset building paper and covered with $\frac{1}{2}$ in. lap siding. California redwood shingles, and blue slate as shown.

INTERIOR FINISH.—Three coats of plaster. Hardwood and pine finish (all detailed) as follows: R. H., staircase and D. R., in quartered white oak, parlor and sitting room in cherry and sycamore. Kitchen in ash. Two front chambers in bird's-eye maple, balance in whitewood and pine. Hardwoods finished natural, balance as owner directs. One chamber finished in attic, balance nicely floored and all openings protected from weather. Doors, etc., are specially made according to details. Hardwood floors in reception hall, dining room, bath, kitchen and pantry.

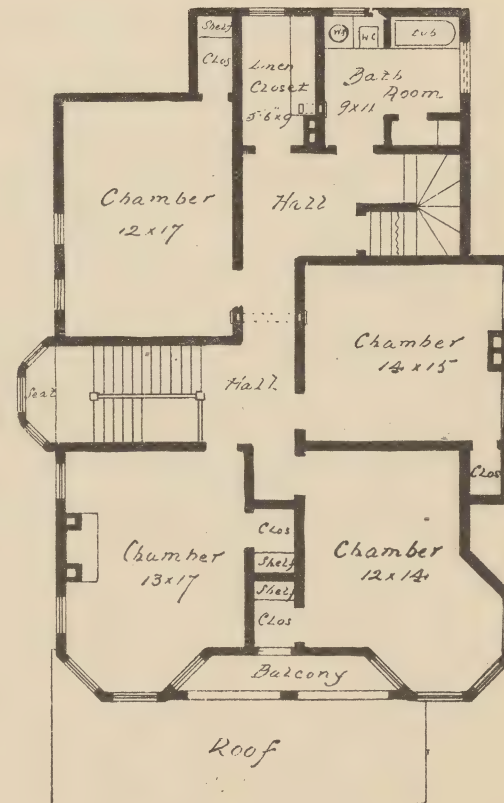
ACCOMMODATIONS.—Sizes of all rooms and location of same and closets are shown on floor plans. Two stairs, one off the reception hall going up to a bay landing with a seat, and one in the rear handy from the kitchen and dining room lead up to the second floor. Basement stairs lead to a landing where there is an outside door, affording a way to the cellar or first floor.

COST.—This house is being built, and its estimated cost complete, including plumbing, mantels, furnace, will reach about \$5,500. Reducing the size of this house and leaving out some of the larger expenses this can be reduced to about \$4,000.

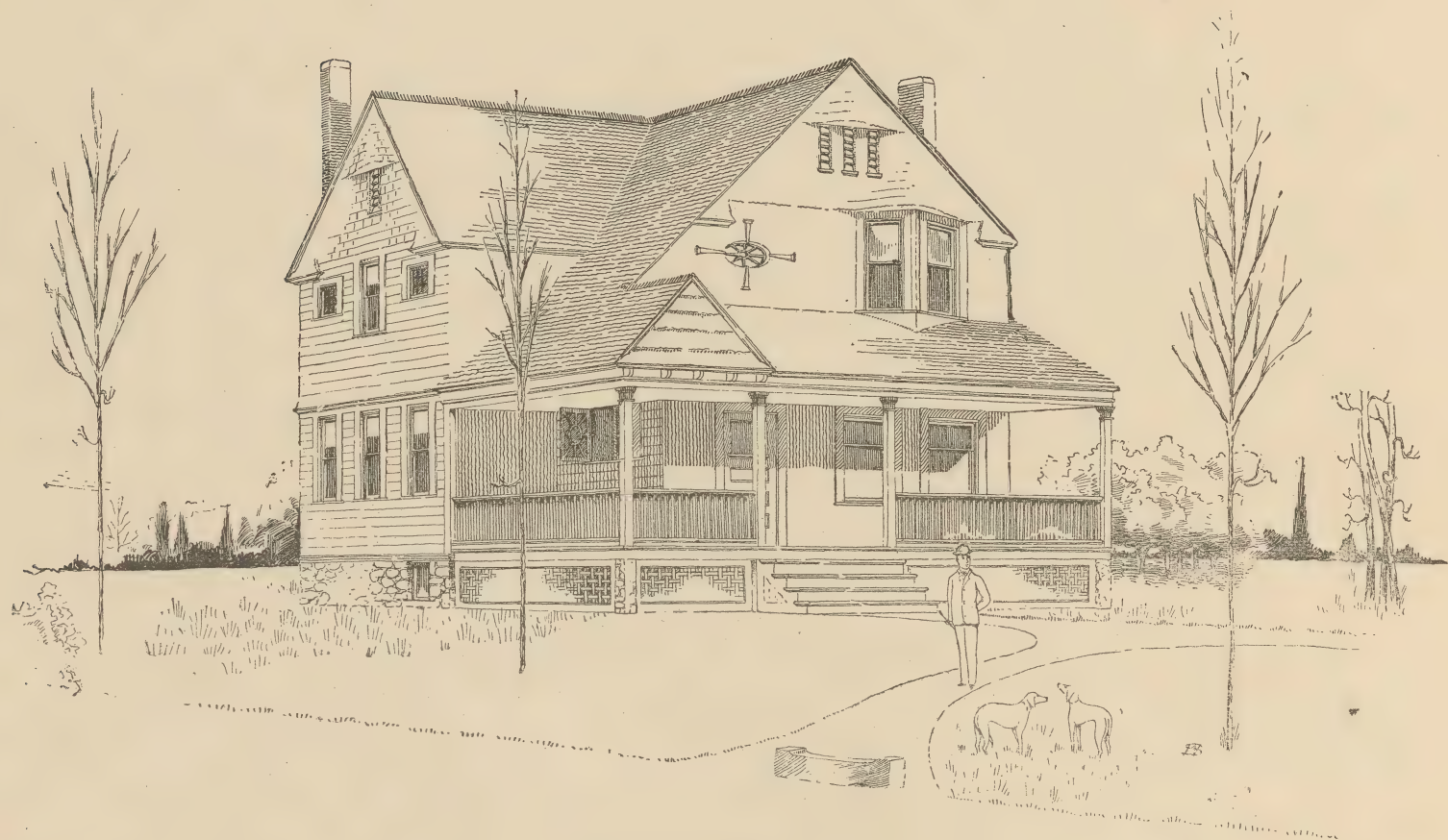
Price for working plans, details, specifications, etc., \$45.00.



FIRST FLOOR PLAN

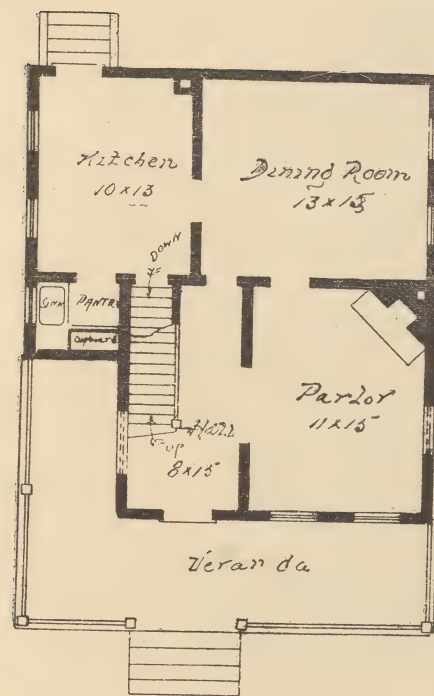


SECOND FLOOR PLAN



Design No. 137.

Contract Price, \$1,110, without Plumbing, Furnace or Mantels.



FIRST FLOOR PLAN:

DESCRIPTION OF DESIGN NO. 137.

GENERAL DIMENSIONS.—Width, 26 ft.; length, 35 ft. 6 in. Height of stories: cellar, 6 ft. 6 in.; first story, 8 ft. 6 in.; second story, 8 ft. 4 in.

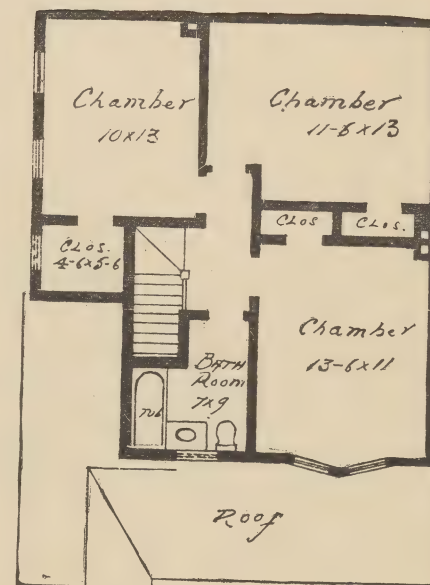
EXTERIOR MATERIALS.—Foundation, stone; 30 in. of rubble work, above grade, perch stone below. Cellar under front portion and cemented throughout. Ash pit under fire-place. Whole house sheathed with $\frac{7}{8}$ in. rough sheathing and covered on sides with $\frac{1}{2}$ in. lap siding and Georgia pine shingles (oiled) and XX pine shingles for roof (dipped in stain.)

INTERIOR FINISH.—Two coats of plaster. Pine finish throughout (detailed) and finished to suit owner. Front door of oak. All other doors and windows of good size and design. Kitchen and pantry floored with 2 in. maple flooring and wainscoted 3 ft. 6 in. high.

ACCOMMODATIONS.—Sizes of all rooms and location of closets and fixtures as shown on plans. The arrangement is such that at any time a kitchen may be added to the rear of this dwelling without altering its appearance.

COST.—Contract price, without plumbing, mantels or furnace, was \$1,110.

Price of working drawings, details, specifications, etc., all in duplicate, and license to build, \$17.50.

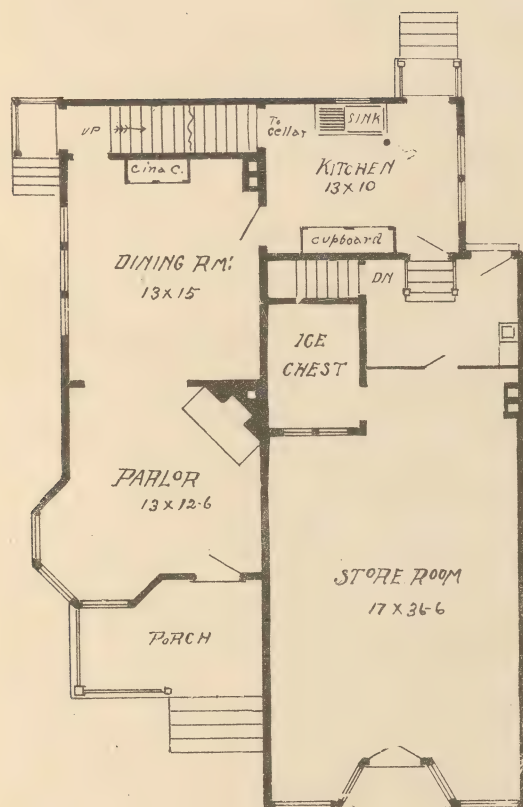


SECOND FLOOR PLAN:



Design No. 138.

Contract Price, \$2,800, without Plumbing, Furnace or Mantels.



FIRST FLOOR PLAN

DESCRIPTION OF DESIGN NO. 138.

GENERAL DIMENSIONS.—Width, 33 ft. 6 in.; length, 51 ft. 6 in. Height of stories: basement, 7 ft. 6 in.; first story store, 11 ft. 6 in.; dwelling, 8 ft. 10 in.; second story, 8 ft. 8 in.

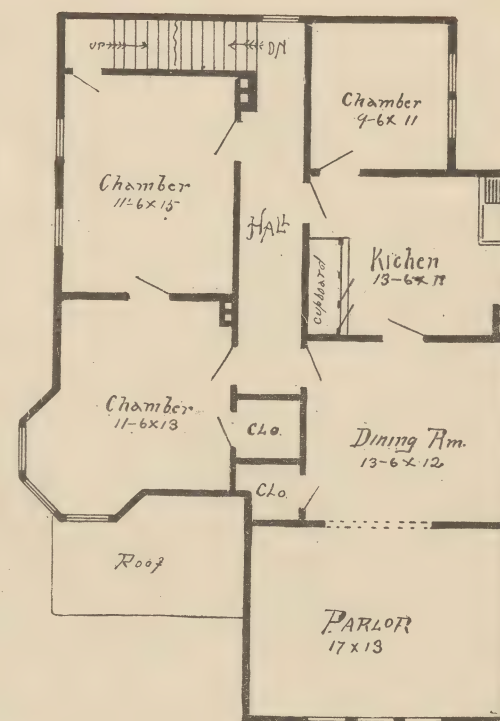
EXTERIOR MATERIALS.—Foundation, stone; 3 courses of 10 in. ashlar, above grade. Cellar under whole, cemented throughout and divided with brick partitions. Whole house sheathed with matched sheathing and building paper and covered with 1/2 in. lap siding, shingles and blue slate as shown.

INTERIOR FINISH.—Dwelling, three coats of plaster. Pine finish throughout (detailed), and finished to suit owner. All doors and windows of good size and latest designs. Front door of oak. Store ceiled throughout with 2 in. beaded ceiling and floored with 1 1/4 x 2 in. maple flooring. Ice box detailed and packed with mineral wool. Front doors and windows glazed with best American plate.

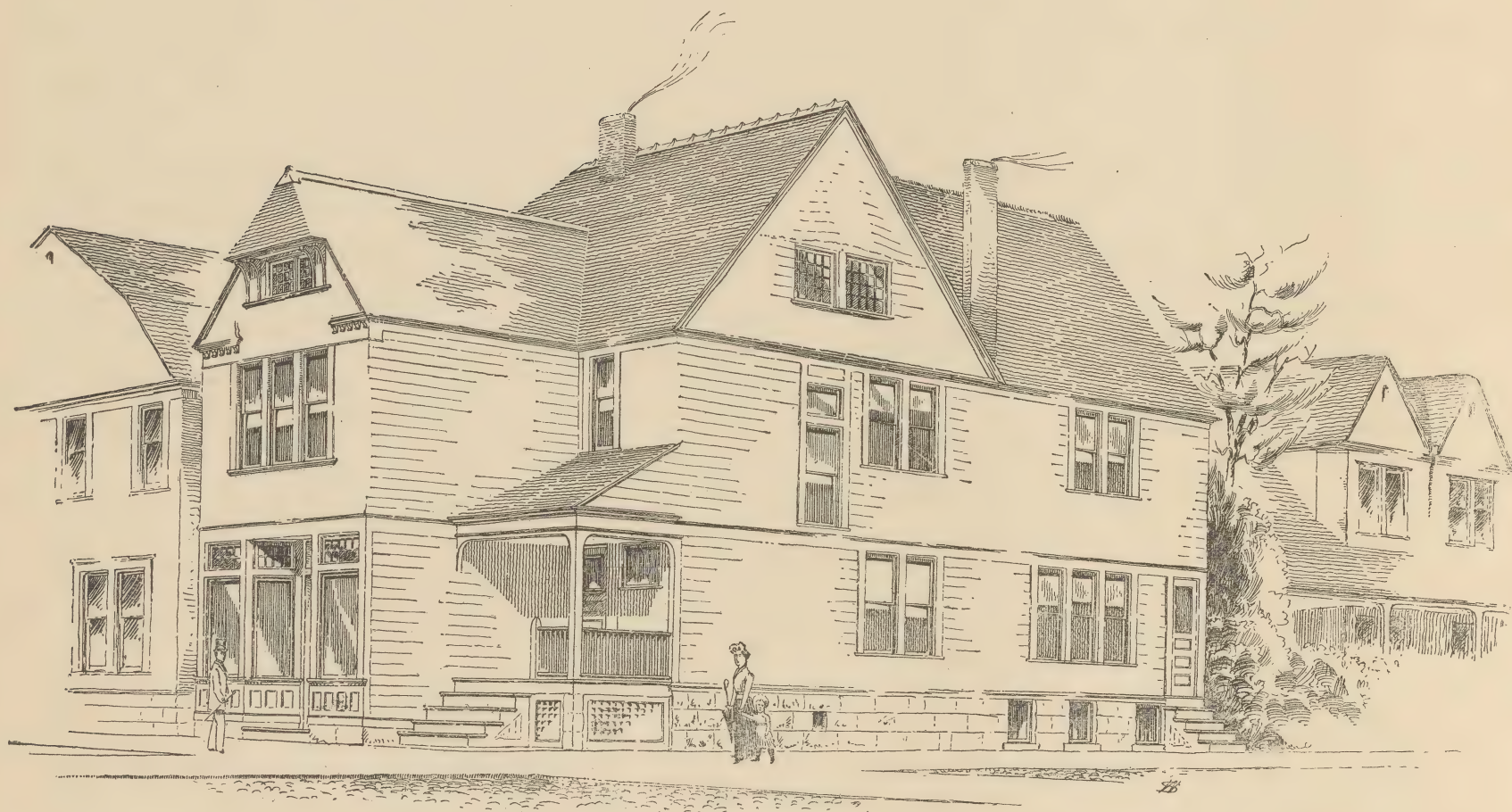
ACCOMMODATIONS.—Sizes of all rooms and location of closets, fixtures, etc., as shown on plans.

COST.—\$2,800, without plumbing, furnace or mantels.

Price of working drawings, details, specifications, etc., all in duplicate and license to build, \$40.00.

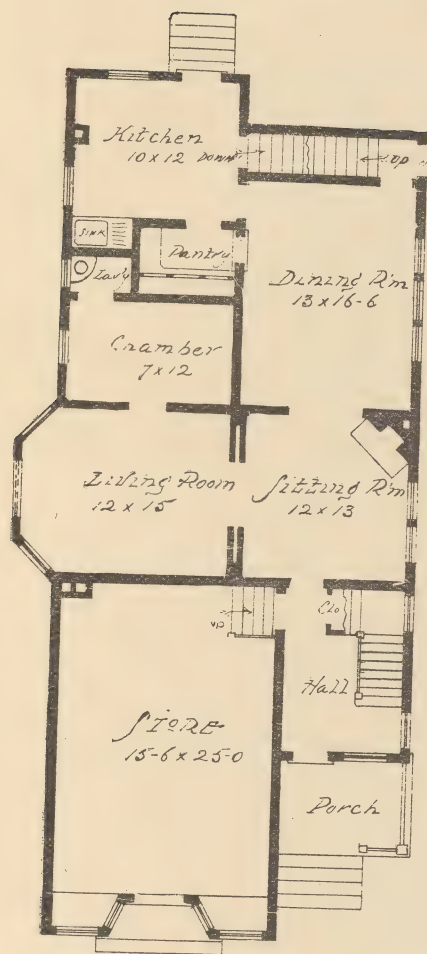


SECOND FLOOR



Design No. 139.

Estimated Cost, \$2,700, without Plumbing, Furnace or Mantels.



FIRST FLOOR PLAN

DESCRIPTION OF DESIGN NO. 139.

GENERAL DIMENSIONS.—Width, 29 ft.; length, 62 ft. Height of stories : basement, 7 ft.; first story store, 11 ft. 10 in.; dwelling, 9 ft. 2 in.; second story, 8 ft. 2 in.

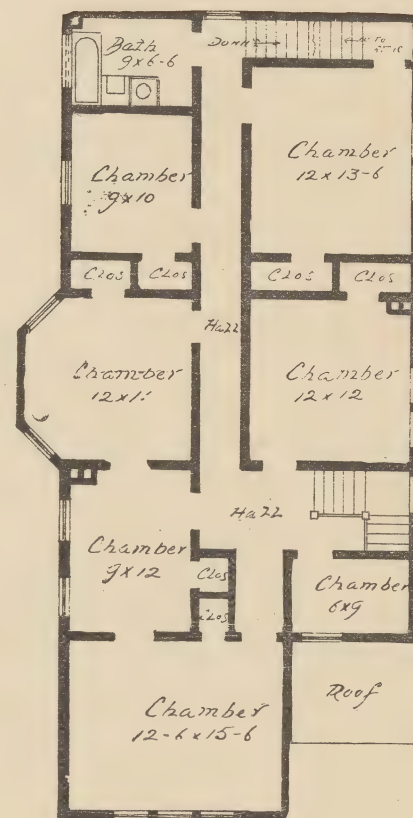
EXTERIOR MATERIALS.—Foundation, stone; 3 courses of 10 in. ashlar, above grade. Cellar under dwelling part, divided with brick and ceiled partitions, and cemented throughout. Whole house sheathed with matched sheathing and covered with siding, etc., as shown. Roof slated with small sea green slate.

INTERIOR FINISH.—Three coats of plaster. Pine finish throughout (detailed), and finished to suit owner. Hardwood floors in store, kitchen and pantry. All doors and windows of good size and latest designs. Front doors of oak $1\frac{3}{4}$ in. thick, glazed with American plate glass. Store lights same.

ACCOMMODATIONS.—Sizes of all rooms and location of closets, fixtures, etc., as shown on plans.

COST.—Bids as recently received, without plumbing, furnace and mantels, but otherwise complete, average about \$2,700.

Price of working drawings, details, specifications, etc., all in duplicate and license to build, \$40.00.



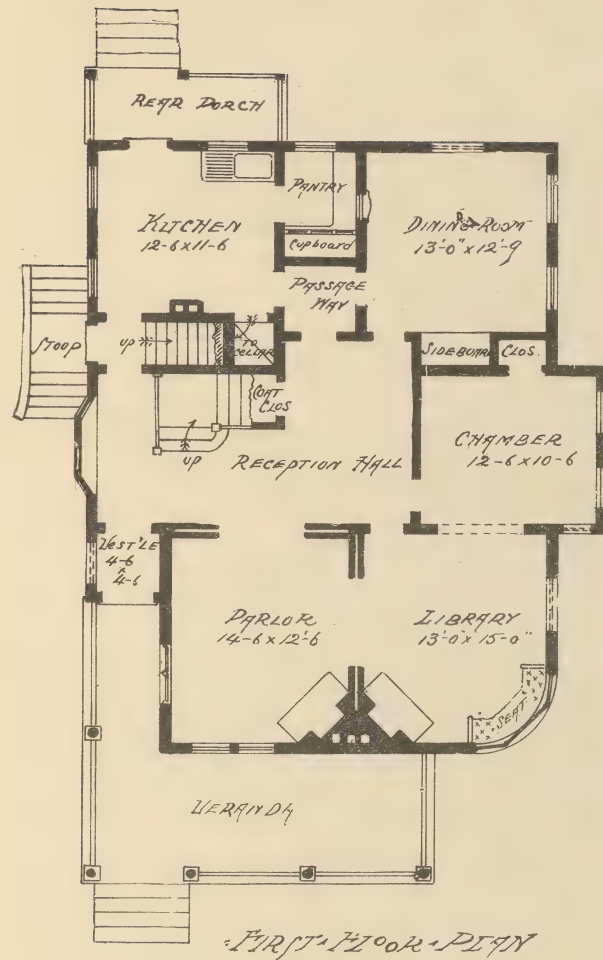
SECOND FLOOR PLAN



Design No. 140.

Estimated Cost, complete, \$4,000.

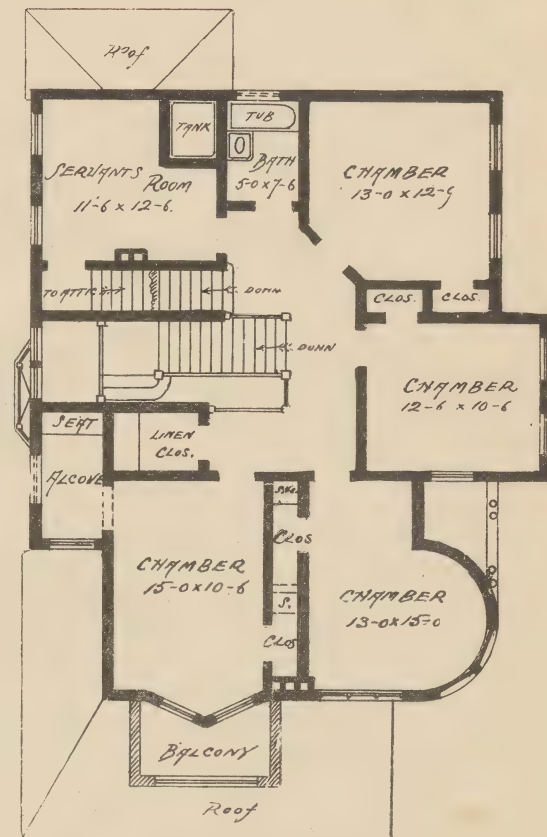
DESCRIPTION OF DESIGN NO. 140.



GENERAL DIMENSIONS.—Width, 40 ft. 6 in. over bay and side entrance stoop; length, 56 ft. 6 in. over front and rear porches. Height of stories: cellar, 7 ft.; first story, 9 ft. 2 in.; second story, 8 ft. 6 in.

EXTERIOR MATERIALS.—Foundation, stone; 3 courses of 10 in. ashlar, above grade. Cellar under whole house, cemented and divided by 8 in. brick partitions into numerous rooms, such as fruit cellar, store cellar, laundry, furnace room, coal rooms, etc. Whole house sheathed with matched pine boards and building paper. First floor covered with $\frac{1}{2}$ in. lap pine siding. Second floor, tower, balconies, and gables shingled with California redwood shingles. Roof, black slate. Galvanized iron ridge roll.

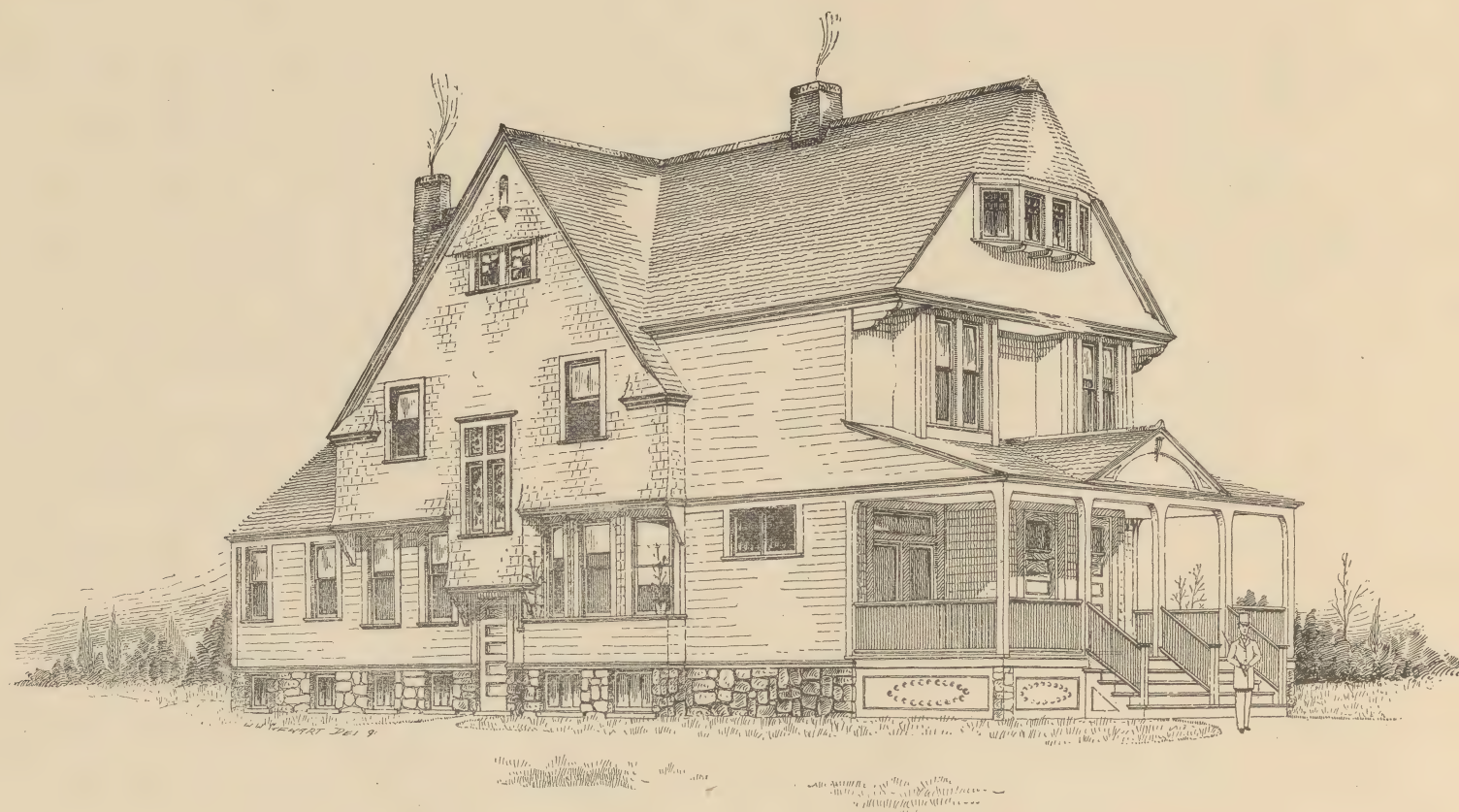
INTERIOR FINISH.—Ceilings and walls 3 coats of plaster. All finish for several parts, detailed in the most modern styles. The finish for the first floor to be of hardwood, as follows: Parlor, cherry; reception hall, red oak; chamber, white oak; library, red oak; dining room, ash; kitchen, ash; all finished natural. Second floor finished in whitewood or pine. Doors and windows all designed. Attic floored for drying room.



ACCOMMODATIONS.—Location of rooms, closets, fixtures and sizes as shown on floor plans. This house is nicely arranged; has large, comfortable rooms with bays, arches, sliding doors and all to make a beautiful home. The attic has room enough to make good servants' chambers or dry room.

COST.—This house, complete, can be built for about \$4,000. This includes plumbing, furnace, mantels, painting, etc. It can be reduced to about \$3,000 by reducing size, etc.

Price for working plans, elevations, specifications, details, etc., and license to build, \$35.00.



Design No. 141.

Contract Price, \$2,542, without Plumbing, Furnace or Mantels.

DESCRIPTION OF DESIGN NO. 141.

GENERAL DIMENSIONS.—Width, 28 ft.; length, 67 ft. Height of stories: cellar, 7 ft.; first story, 9 ft.; second story, 8 ft. 6 in.

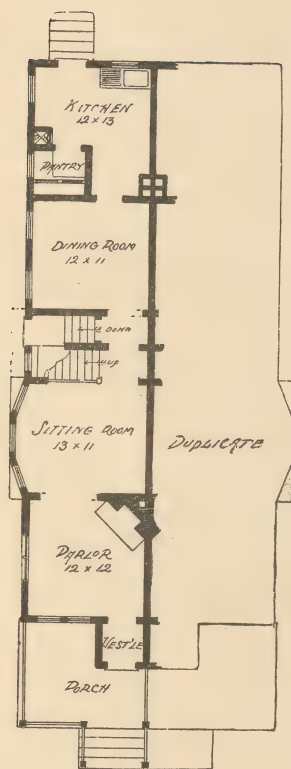
EXTERIOR MATERIALS.—Foundation, stone; 3 courses of 10 in. ashlar, above grade. Cellar under S. R., D. R. and K., with 8 in. brick division walls and cemented throughout. Ash pits under fire-places. Whole house sheathed with $\frac{7}{8}$ in. matched sheathing and covered with $\frac{1}{2}$ in. lap pine siding, dipped shingles and sea green slate as shown.

INTERIOR FINISH.—Three coats of plaster. White pine finish on first floor, finished natural. Whitewood finish in balance, painted to suit owner. Kitchens, pantries and baths floored with maple flooring and wainscoted 4 ft. high. Front doors of oak; all other doors 5 panel pine. Windows glazed with AA American and some leaded glass, all of good size. Division wall above foundation of 4 inch brick.

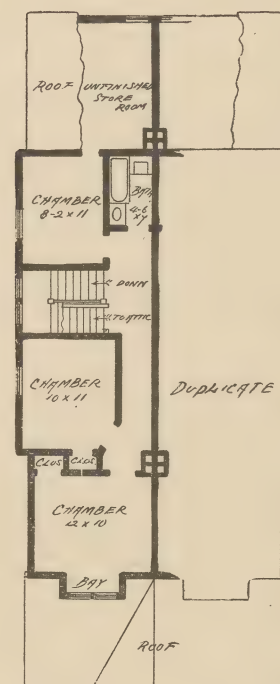
ACCOMMODATIONS.—Sizes of all rooms and location of closets, fixtures, etc., as shown on plans. Attic for both dwellings, and cellars arranged for coal and furnace rooms, laundry and vegetable cellar.

COST.—Contract price taken as a winter job, without plumbing, furnace and mantels, was \$2,542. Estimate on plumbing complete and sewer was \$309.

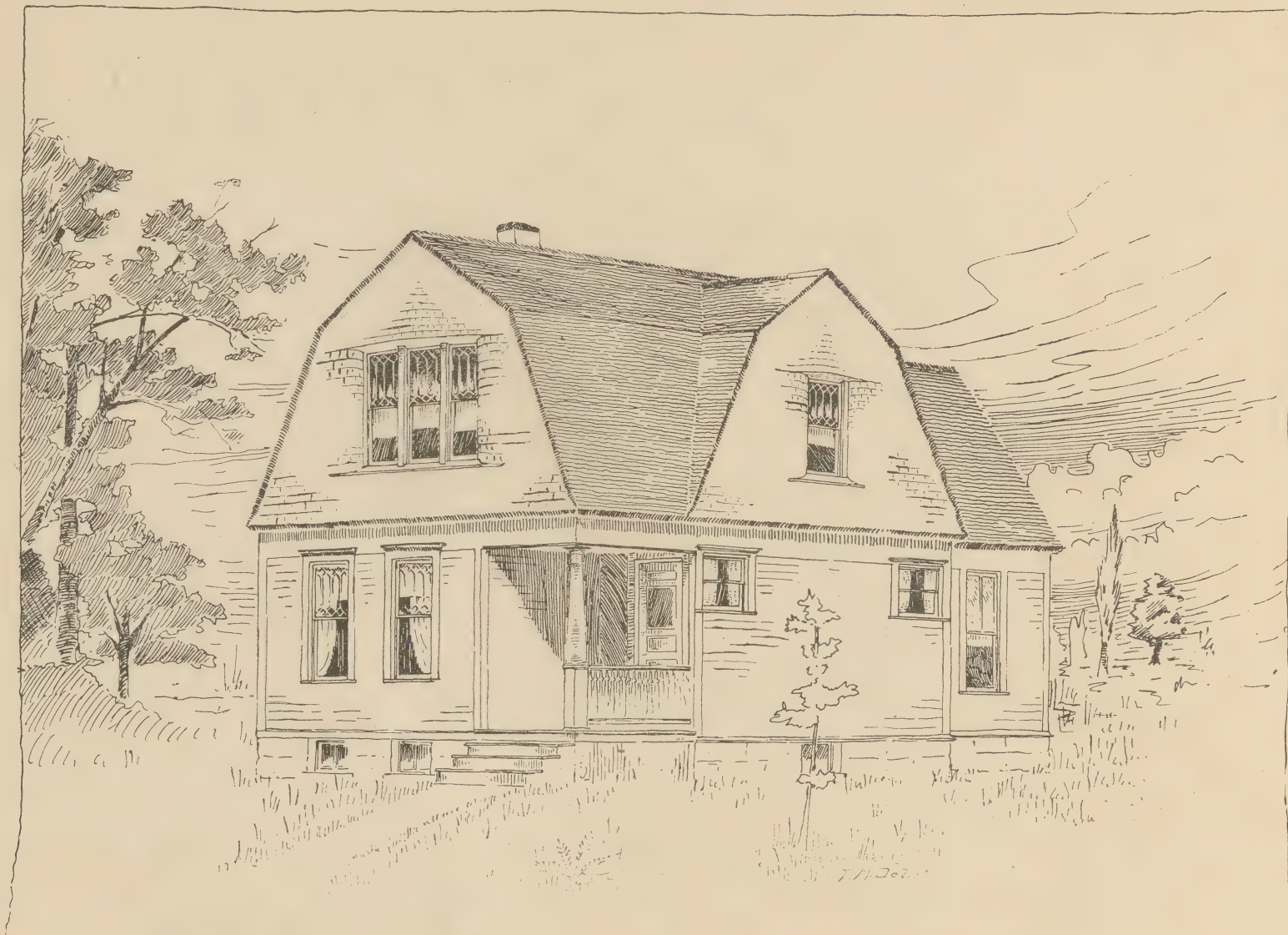
Price of working drawings, details, specifications, etc., all in duplicate and license to build, \$37.50.



FIRST FLOOR PLAN.

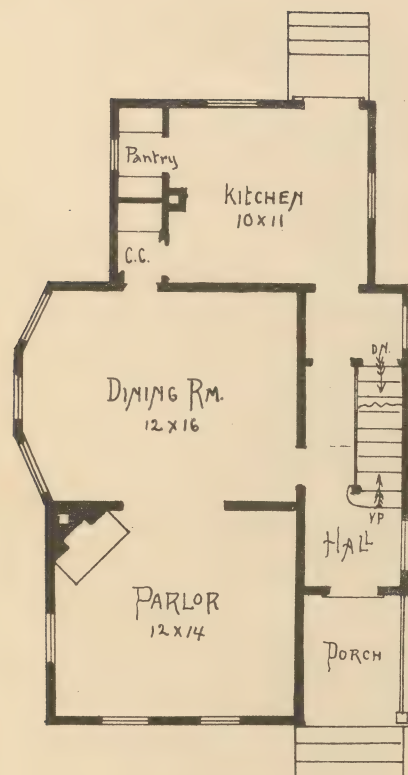


SECOND FLOOR PLAN.



Design No. 155.

Estimated Cost, \$700 to \$850, without Heating, Mantel or Plumbing.



FIRST FLOOR

DESCRIPTION OF DESIGN NO. 155.

GENERAL DIMENSIONS.—Length, 37 ft.; width, 23 ft., 6 in. Height of stories: cellar, 6 ft., 6 in.; first story, 8 ft., 6 in.; second story, 8 ft., 4 in.

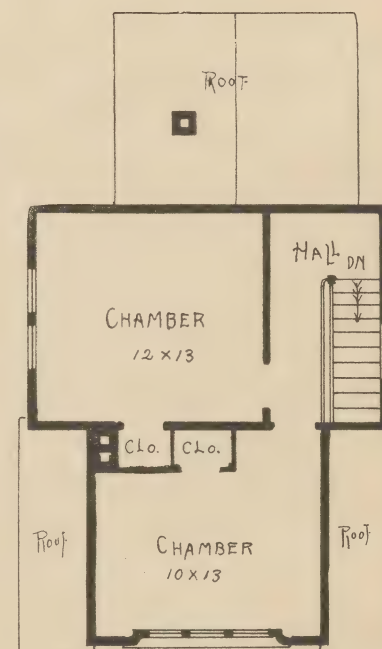
EXTERIOR MATERIALS.—Foundations, stone; two courses of 12 in. ashlar, above grade. Cellar under dining room and cemented. Ash pit under fire-place. Whole house sheathed with $\frac{7}{8}$ in. sheathing and covered with $\frac{1}{2}$ in. lap siding and shingles as shown.

INTERIOR FINISH.—Two coats of plaster. Pine or white-wood finish throughout. Selected stock designs. All doors and windows of good size.

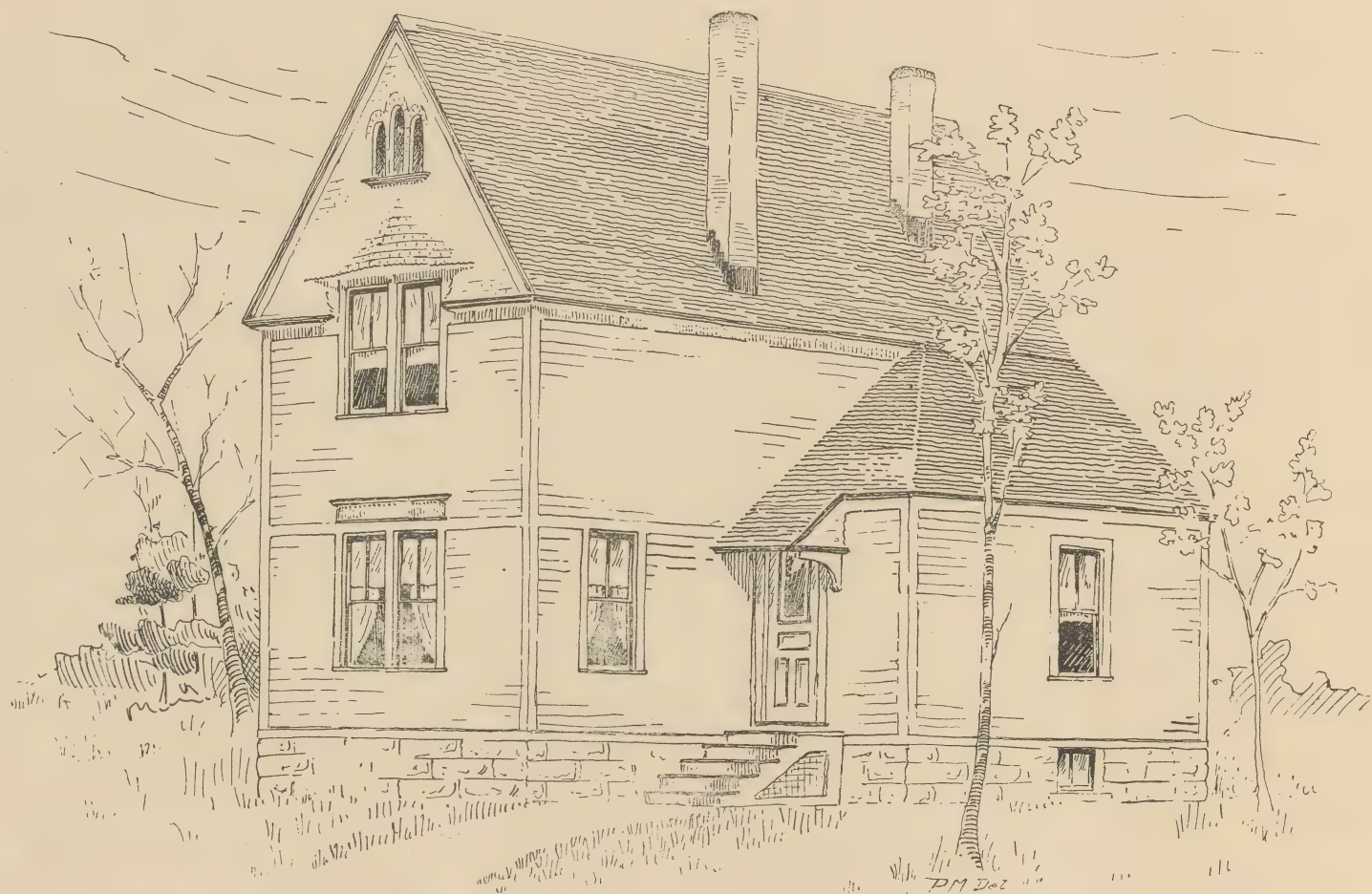
ACCOMMODATIONS.—Sizes of all rooms, location of closets and fixtures as shown on plans. All rooms of good size and well lighted.

COST.—Estimated cost, \$700 to \$850, according to grade of stocks used.

Price of working drawings, details, specifications, etc., all in duplicate, and license to build, \$12.00.



SECOND FLOOR

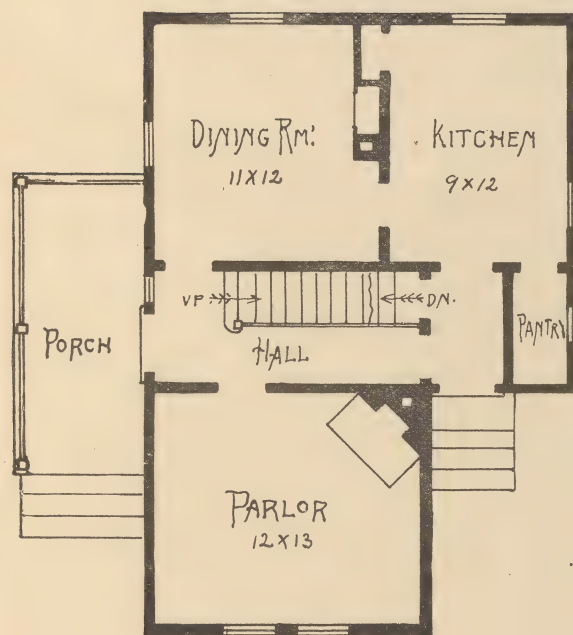


Design No. 156.

Estimated Cost from \$700 to \$850, without Heating, Mantel or Plumbing.

DESCRIPTION OF DESIGN

NO. 156.



FIRST FLOOR

GENERAL DIMENSIONS.—Length, 31 ft., 6 in.; width, 21 ft., 6 in. Height of stories: cellar, 6 ft., 6 in.; first story, 8 ft., 6 in.; second story, 8 ft., 4 in.

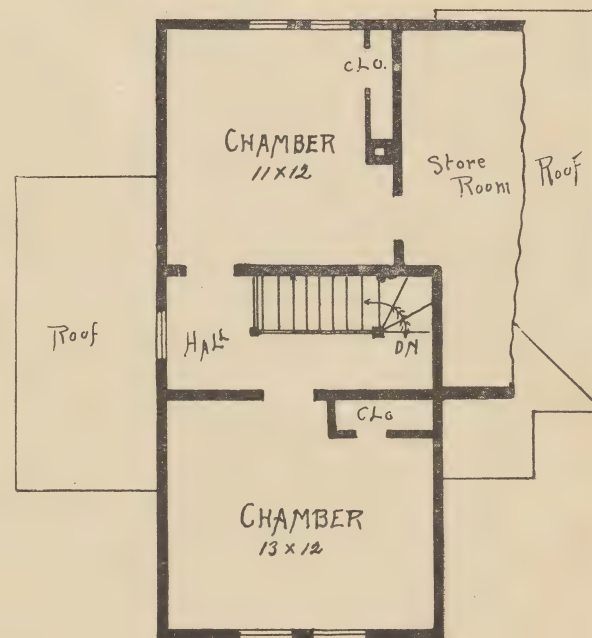
EXTERIOR MATERIALS.—Foundation, stone; three courses of 8 in. ashlar, above grade. Cellar under dining room, cemented. Whole house sheathed with Neponset building paper and covered with $\frac{7}{8}$ in. drop siding and shingles as shown.

INTERIOR FINISH.—Two coats of plaster. Pine or whitewood finish throughout. Selected stock designs for finish. Open staircase. All doors and windows of good size.

ACCOMMODATIONS.—Sizes of all rooms, location of closets and fixtures as shown on plans. All rooms are of good sizes, well lighted and arranged.

COST.—Estimated cost from \$700 to \$850, according to grades of stocks used.

Price of working drawings, details, specifications, etc., all in duplicate, and license to build, \$12.00.

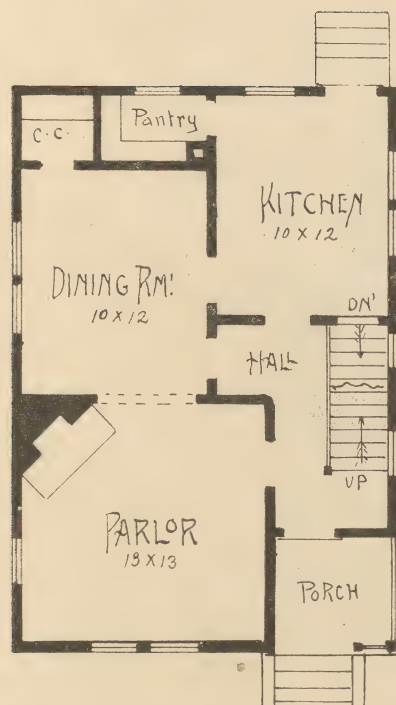


SECOND FLOOR



Design No. 157.

Estimated Cost from \$750 to \$900, without Heating or Plumbing.



· FIRST FLOOR ·

DESCRIPTION OF DESIGN NO. 157.

GENERAL DIMENSIONS.—Length, 31 ft.; width, 21 ft.; height of stories: cellar, 6 ft., 6 in.; first story, 8 ft., 6 in.; second-story, 8 ft., 4 in.

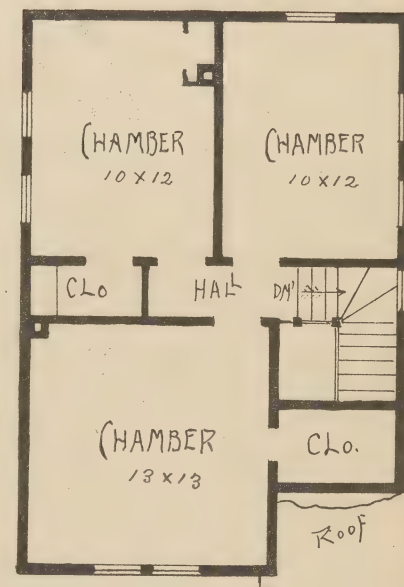
EXTERIOR MATERIALS.—Foundation, stone; three courses of 8 in. ashlar, above grade. Well cellar, 12 ft. in diameter, under parlor and dining room, and cemented. Whole house sheathed with Neponset building paper, and covered with $\frac{7}{8}$ inch drop or novelty siding, first and second story different designs and roof shingled.

INTERIOR FINISH.—Two coats of plaster, pine or whitewood finish throughout. Select stock designs for finish. All doors and windows of good size. Kitchen floored with hard pine. Open staircase.

ACCOMMODATIONS.—Sizes of all rooms, location of closets, fixtures, etc., as shown on plans. All rooms are of good sizes and well lighted.

COST.—Estimated cost from \$750 to \$900, according to grade of stocks used.

Price of working drawings, details, specifications, etc., all in duplicate, and license to build, \$14.00.

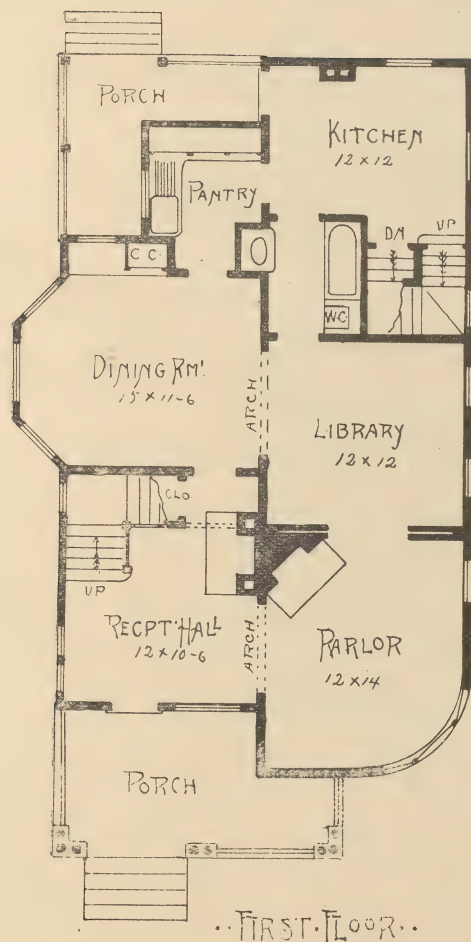


· SECOND FLOOR ·



Design No. 159.

Contract Cost, \$1,800, complete.



DESCRIPTION OF DESIGN NO. 159.

GENERAL DIMENSIONS.—Length, 49 ft.; width, 28 ft. 6 in. Height of stories: cellar, 7 ft.; first story, 9 ft. 2 in.; second story, 8 ft. 4 in.

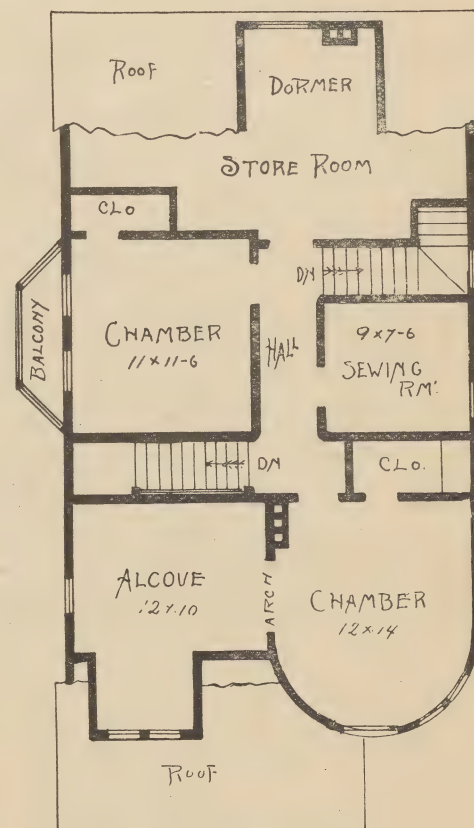
EXTERIOR MATERIALS.—Foundation, stone; 3 courses of 10 in. ashlar, above grade. Cellar under all, excepting R. H. and parlor, divided by division walls, and cemented. Ash pits under fire-places. Whole house sheathed with Byrkit-Hall sheathing lath and Neponset building paper, and covered with $\frac{1}{2}$ in. lap siding and shingles as shown.

INTERIOR FINISH.—Two coats of plaster. Pine or whitewood finish throughout. Inside finish detailed. Open staircase with oak rail and spindles. All doors and windows of good size.

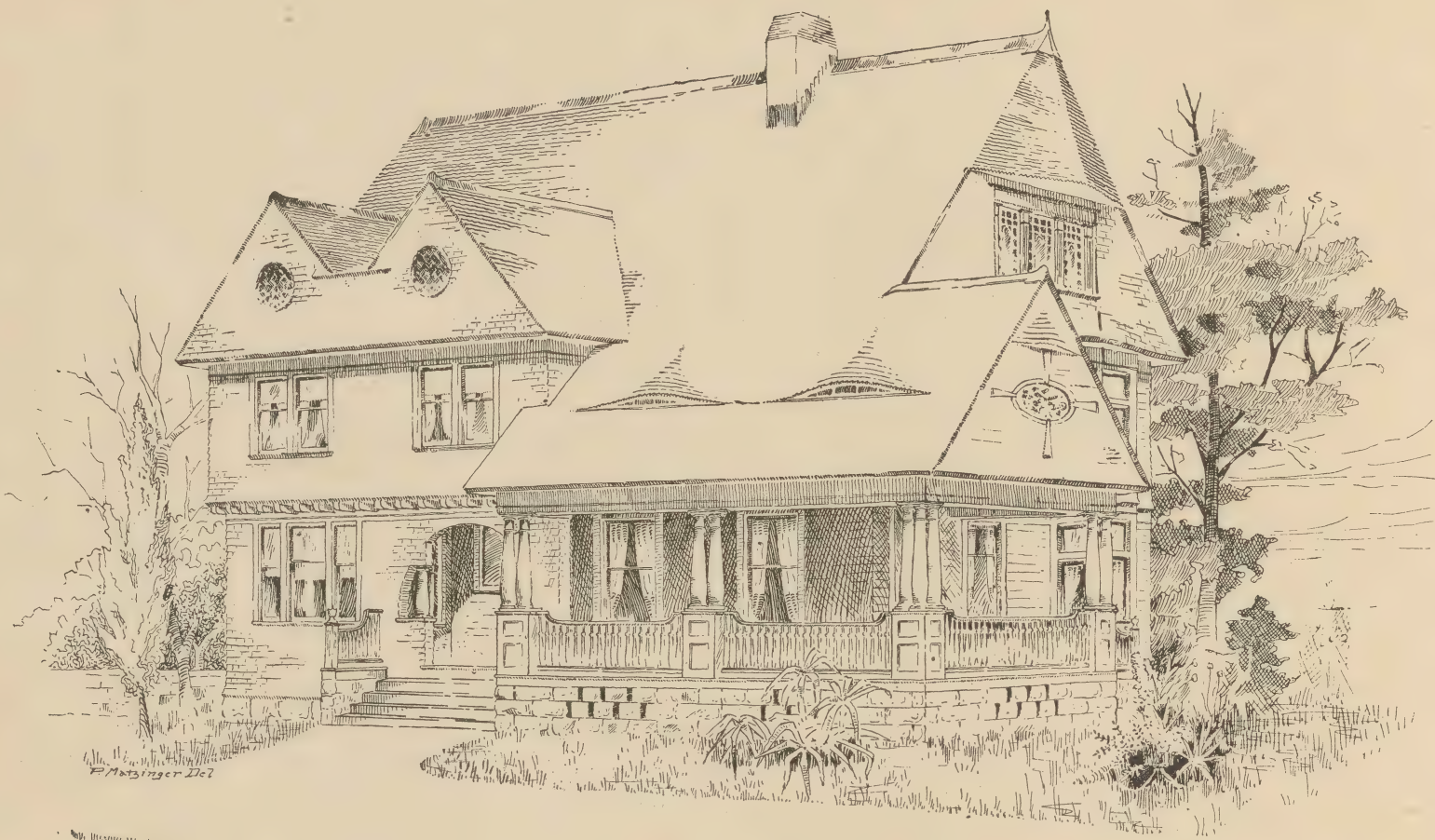
ACCOMMODATIONS.—Sizes of all rooms, location of closets and fixtures as shown on plans. All rooms are of good size and well lighted, and, as to arrangement, that is perfect.

COST.—Contract cost, \$1,800 complete.

Price of working drawings, details, specifications, etc., all in duplicate, and license to build, \$25.



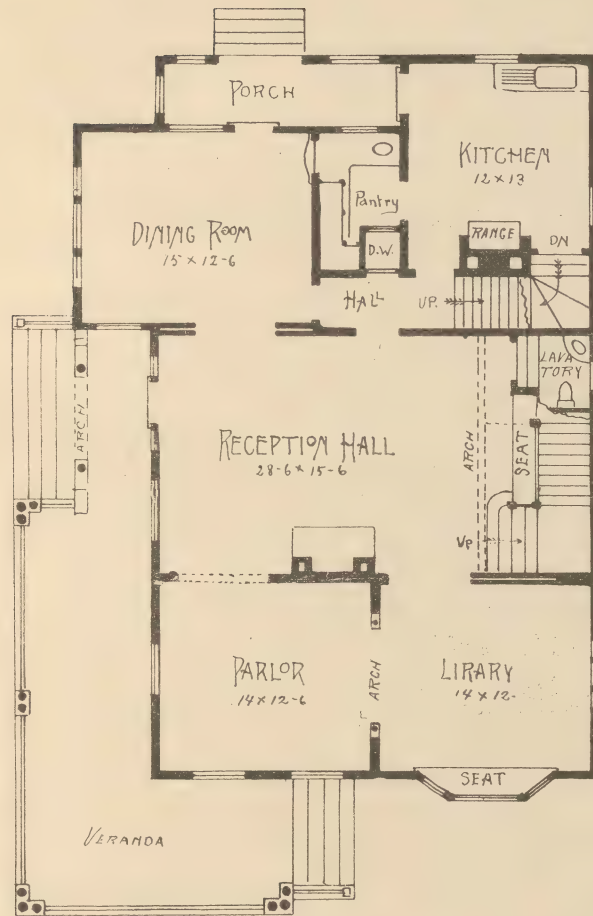
..SECOND FLOOR..



Design No. 160.

Estimated Cost, \$7,200, without Heating, Plumbing or Mantels.

DESCRIPTION OF DESIGN NO. 160.



..FIRST FLOOR..

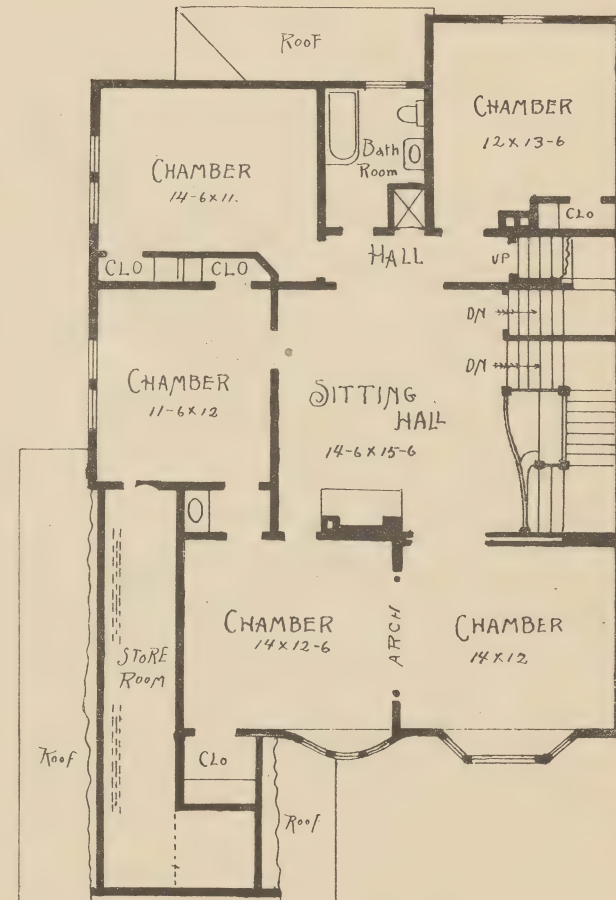
GENERAL DIMENSIONS. — Foundations, stone; three courses of 12 in. ashlar, above grade. Cellar under whole house, divided by brick division walls into coal and heating departments, laundry, vegetable and fruit cellars, all cemented and ceilings plastered. Whole house sheathed with $\frac{7}{8}$ -inch matched sheathing and Neponset building paper, and sheathed on inside with the Byrkit-Hall sheathing lath. Building covered with best $\frac{1}{2}$ -inch lap siding, California red-wood shingles, and roofed with best dipped XXXX shingles.

INTERIOR FINISH. — Three coats of plaster. Cherry finish in parlor and library. Reception hall, dining room and sitting hall in quartered oak. Two front and side chambers in bird's-eye maple and sycamore. Balance in Georgia pine, white pine, or poplar. All finish detailed. Open staircases, dumb waiters, brick set range, and room for servants in attic; also billiard room, are some of the desirable features of this dwelling.

ACCOMMODATIONS. — Sizes of all rooms, location of closets and fixtures as shown on plans. All rooms are well lighted, sizes very comfortable and arrangements perfect. Designed for corner residence.

COST. — Contract cost, \$7,200, without plumbing, mantels or heating. This may, however, be considerably reduced and we would solicit correspondence on same.

Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, \$100.00.

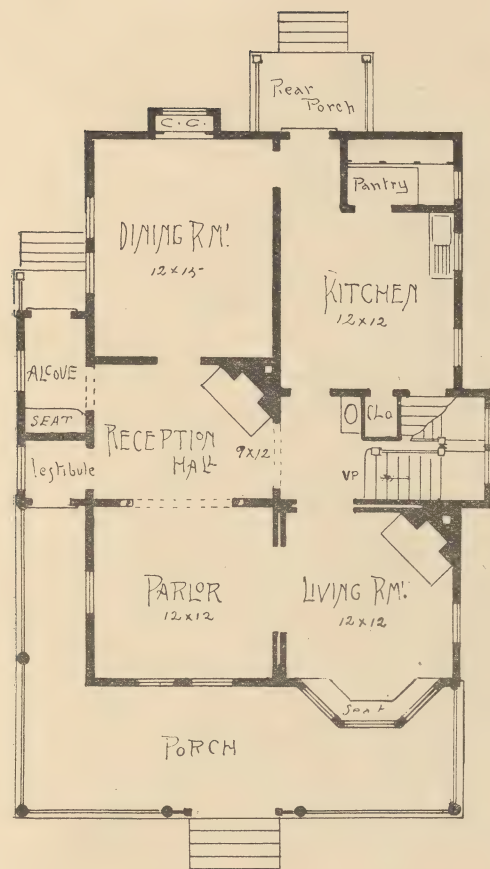


..SECOND FLOOR..



Design No. 163.

Estimated Cost, \$2,200, without Furnace, Mantels or Plumbing.



FIRST FLOOR PLAN

DESCRIPTION OF DESIGN NO. 163.

GENERAL DIMENSIONS.—Length, 52 ft.; width, 32 ft. Height of stories: cellar, 7 ft.; first story, 9 ft. 6 in.; second story, 8 ft. 6 in.

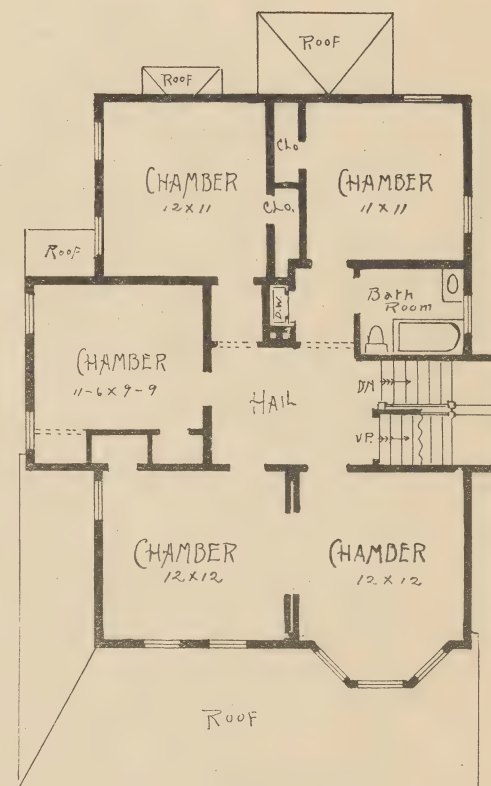
EXTERIOR MATERIALS.—Foundation, stone; 3 courses of 12 in. ashlar, above grade. Cellar under all, excepting parlor and living room, divided by brick division walls and cemented. Ash pits under fire-places. Whole house sheathed with Byrkit-Hall sheathing lath and Neponset building paper and covered with $\frac{1}{2}$ in. lap siding, dipped shingles and slate roof as shown.

INTERIOR FINISH.—Three coats of plaster. Plain oak finish in reception hall, stairs, parlor and living room, balance in pine or whitewood. All finish detailed. All doors and windows of good size and design.

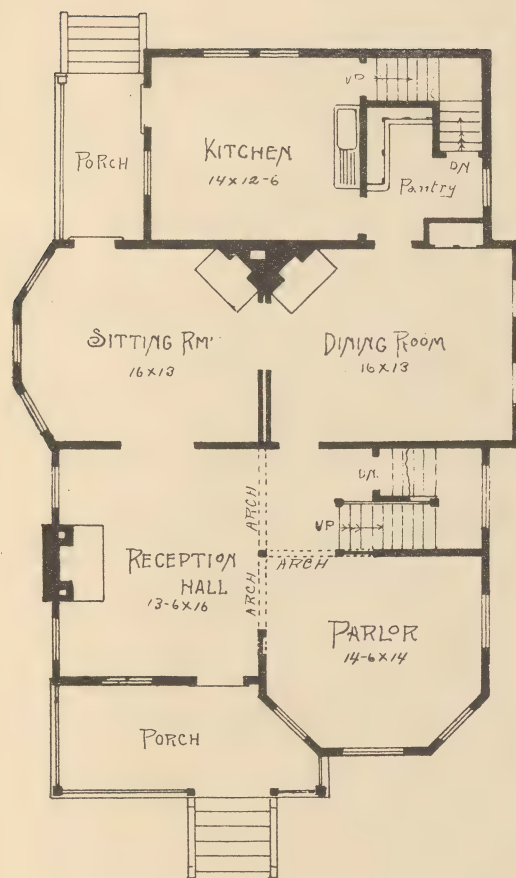
ACCOMMODATIONS.—Sizes of all rooms, location of closets and fixtures as shown on plans. All rooms are of good size and well lighted, and arrangement very desirable.

COST.—Estimated cost, \$2,200, without plumbing, furnace or mantels.

Price of working drawings, details, specifications, etc., all in duplicate, and license to build, \$33.



SECOND FLOOR PLAN



FIRST FLOOR

DESCRIPTION OF DESIGN NO. 164.

GENERAL DIMENSIONS. — Width over bays, 34 ft.; length over porch, 53 ft. Height of stories: cellar, 7 ft.; first story, 10 ft.; second story, 9 ft. 2 in.

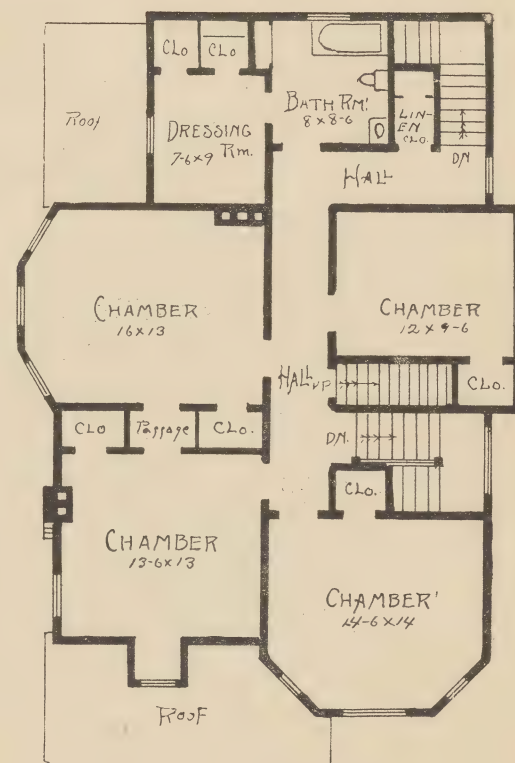
EXTERIOR MATERIALS. — Foundation, stone; three courses of 12 in. ashlar, above grade. Cellar under whole house, divided into numerous rooms by brick division walls, and cemented. Ash pits under fire-places. Whole house sheathed with $\frac{7}{8}$ in. sheathing and Neponset building paper, and covered with $\frac{1}{2}$ in. lap siding and dipped shingles as shown. Roof covered with slate.

INTERIOR FINISH. — Three coats of plaster. Pine finish throughout excepting stair case, R. H. and P., which are of oak. All inside and outside finish detailed. All doors and windows of good size and designed.

ACCOMMODATIONS. — Sizes of all rooms, location of closets and fixtures as shown and figured on floor plans. All rooms are of good size and well lighted.

COST. — Estimated cost, \$2,800, without plumbing, furnace and mantels.

Price of working drawings, details, specifications, etc., all in duplicate, and license to build, \$30.00.

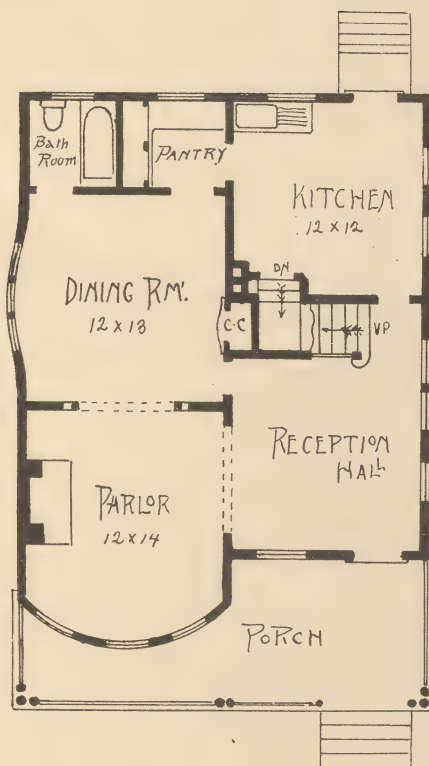


SECOND FLOOR



Design No. 165.

Estimated Cost, \$1,500 to \$1,700, without Furnace or Plumbing.



FIRST FLOOR

DESCRIPTION OF DESIGN NO. 165.

GENERAL DIMENSIONS.—Length, 38 ft.; width, 31 ft. 6 in. Height of stories: cellar, 6 ft. 6 in.; first story, 8 ft. 6 in.; second story, 8 ft. 4 in.

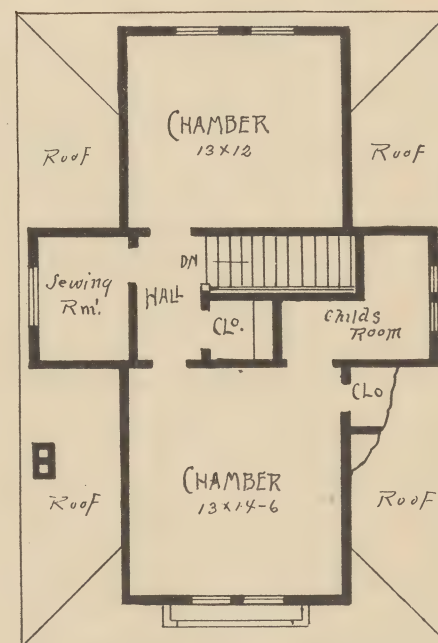
EXTERIOR MATERIALS.—Foundation, stone; three courses of 10 in. ashlar, above grade. Cellar under kitchen and cemented. Ash pit under fire-place. Whole house sheathed with $\frac{7}{8}$ in. sheathing and covered with $\frac{1}{2}$ in. lap siding and dipped shingles as shown.

INTERIOR FINISH.—Two coats of plaster. Pine or whitewood finish throughout. Open staircase. Combination china closet and sideboard. Selected stock designs for finish. All doors and windows of good size.

ACCOMMODATIONS.—Sizes of all rooms, location of closets and fixtures as shown on plans. All rooms are of good sizes and well lighted, and very desirable arrangement.

COST.—Estimated cost, \$1,500 to \$1,700, according to grade of stocks used, without furnace, mantel or plumbing.

Price of working drawings, details, specifications, etc., all in duplicate, and license to build, \$21.00.

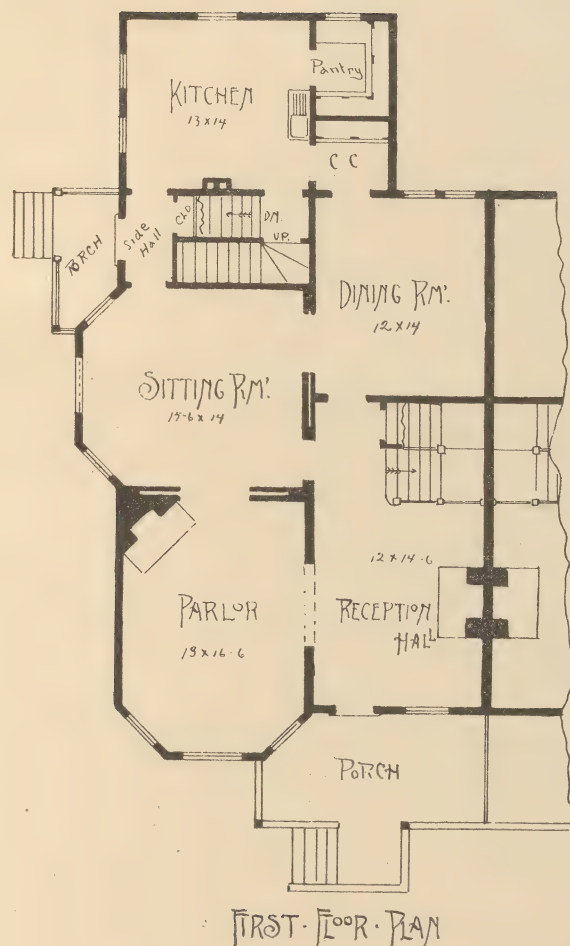


SECOND FLOOR



Design No. 169.

Estimated Cost, \$7,500 to \$10,000, without Furnace, Mantels or Plumbing.



DESCRIPTION OF DESIGN NO. 169.

GENERAL DIMENSIONS.—Length, 62 ft. 6 in.; width, 59 ft. 6 in. Height of stories: cellar, 7 ft.; first story, 10 ft.; second story, 9 ft. 6 in.

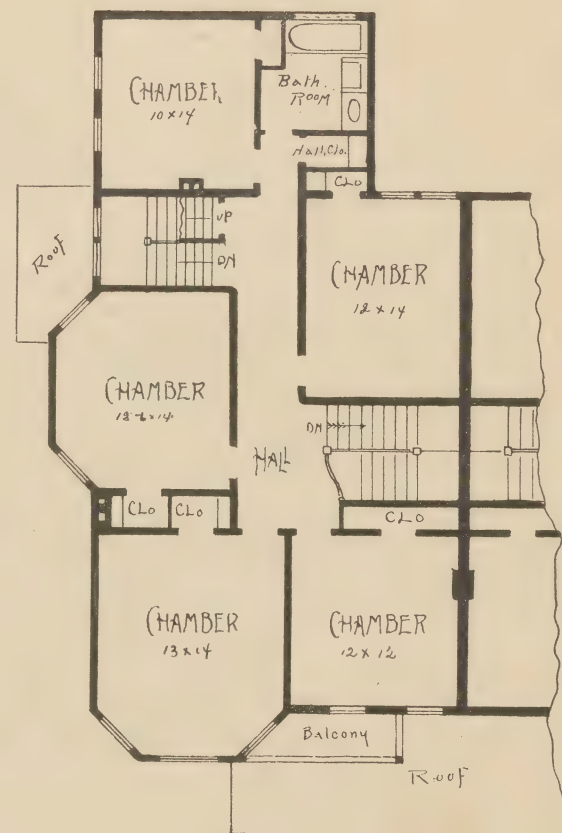
EXTERIOR MATERIALS.—Foundation, stone; three courses of 10 in. ashlar, above grade. Cellar under whole house, divided by brick partitions into numerous rooms and cemented. Ash pits under fire-places. Whole house sheathed with $\frac{7}{8}$ in. sheathing and Neponset building paper; inside walls with Byrkit-Hall sheathing lath. Dividing wall 8 in. brick. Building covered with $\frac{1}{2}$ in. lap siding, shingles and slate roof as shown.

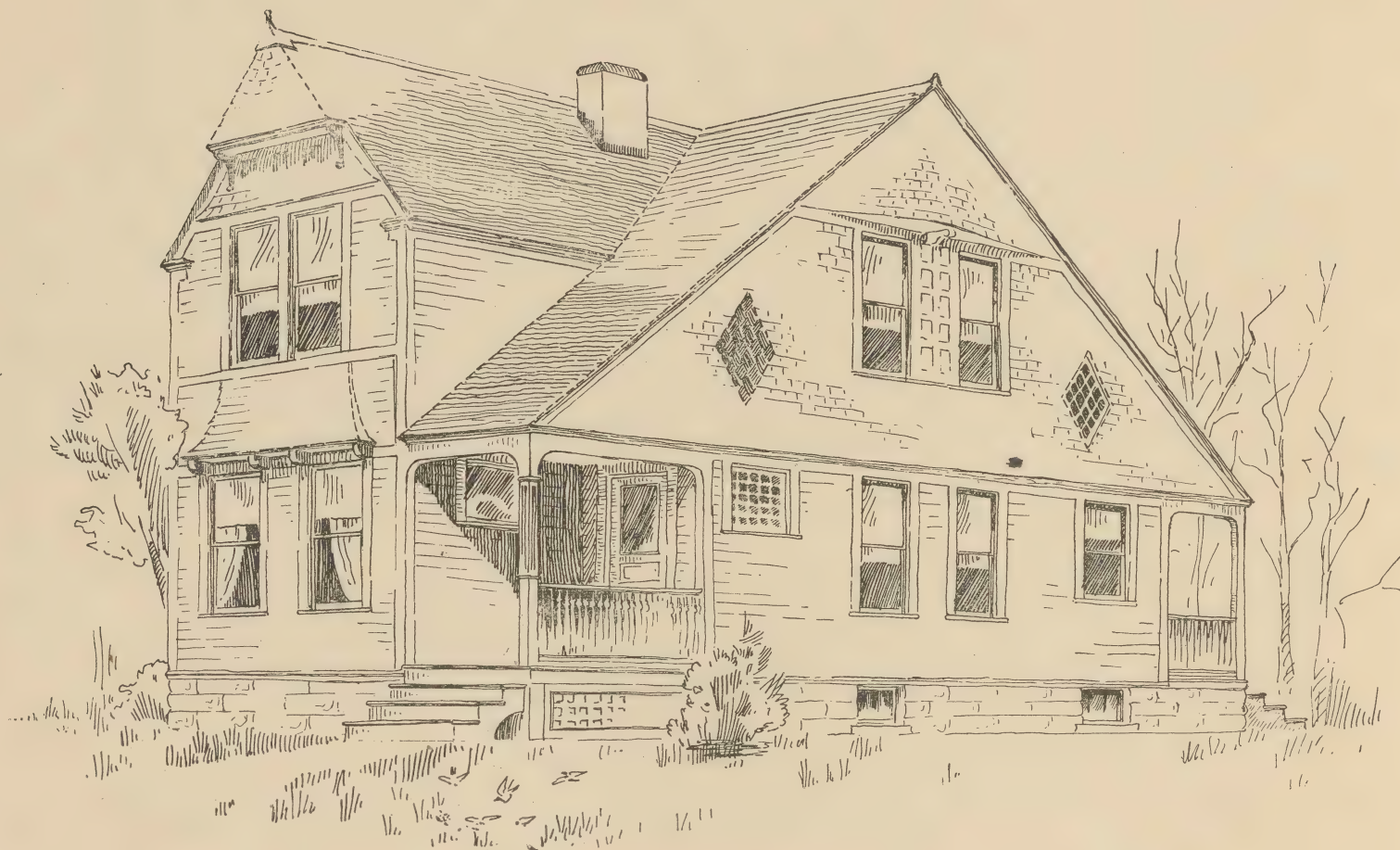
INTERIOR FINISH.—Reception halls, staircases and dining rooms finished in quartered oak. Parlors and sitting rooms in cherry, balance of dwelling in soft woods. All finish detailed. All doors and windows of good size and design.

ACCOMMODATIONS.—Sizes of all rooms, location of closets, fixtures, etc., as shown on plans. All rooms are of good size, well arranged and very well lighted.

COST.—Estimated cost, from \$7,500 to \$10,000, according to finish and grade of stocks used, without heating, plumbing or mantels.

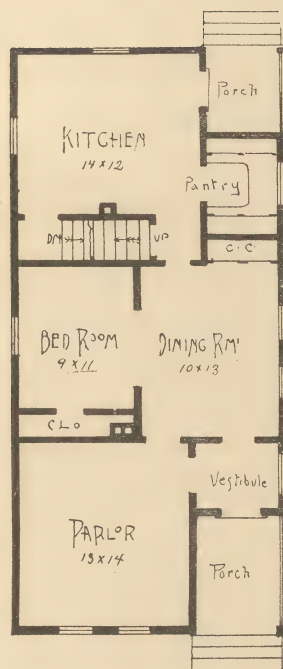
Price of working drawings, all details, specifications, etc., all in duplicate, and license to build, \$110.00.





Design No. 172.

Contract Cost, \$1,025, without Plumbing or Heating.



FIRST FLOOR

DESCRIPTION OF DESIGN NO. 172.

GENERAL DIMENSIONS.—Width, 21 ft; length, 49 ft. Height of stories: cellar, 6 ft. 6 in.; first story, 8 ft. 9 in.; second story, 8 ft. 6 in.

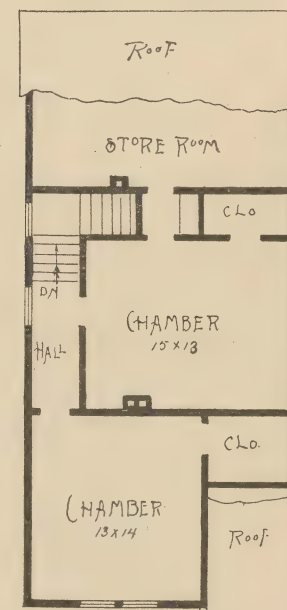
EXTERIOR MATERIALS.—Foundation, stone; three courses of 8 in. ashlar, above grade. Cellar under kitchen and pantry and cemented. House sheathed with $\frac{7}{8}$ in. sheathing and covered with $\frac{1}{2}$ in. lap siding and shingles as shown.

INTERIOR FINISH.—Two coats of plaster. Pine finish throughout. Stock selected designs. Maple floors in kitchen and pantry.

ACCOMMODATIONS.—Sizes of all rooms, location of closets, fixtures, etc., as shown on plans. All rooms are of good size and well lighted, and at least one desirable feature in so small a dwelling is the lower chamber.

COST.—Contract cost, \$1,025, without plumbing and heating, but can be reduced in cost on grades of stocks used.

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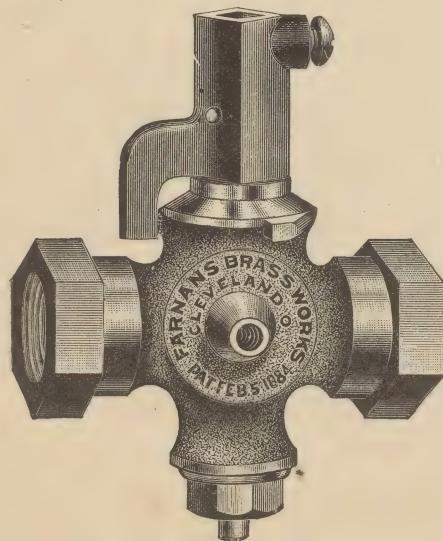
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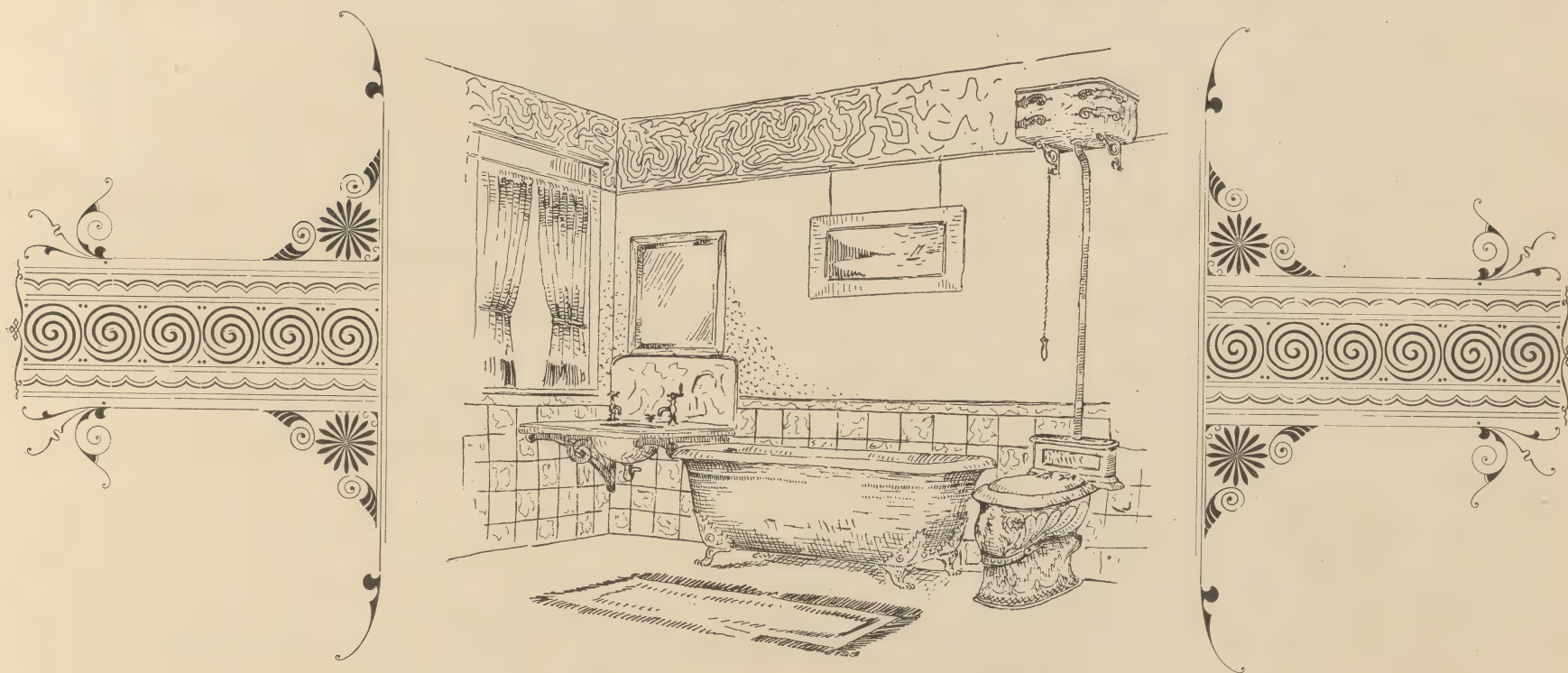
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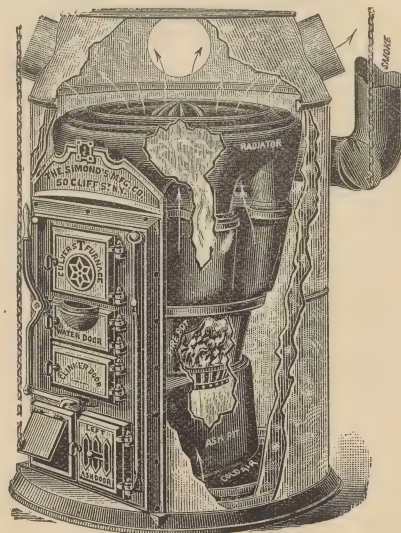
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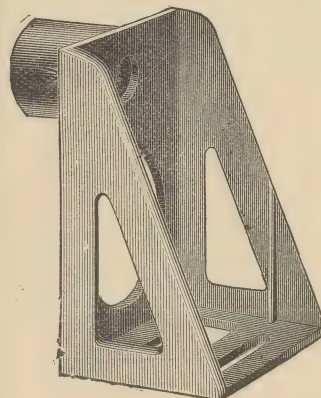
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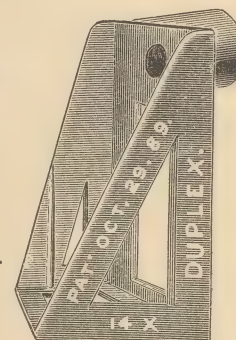
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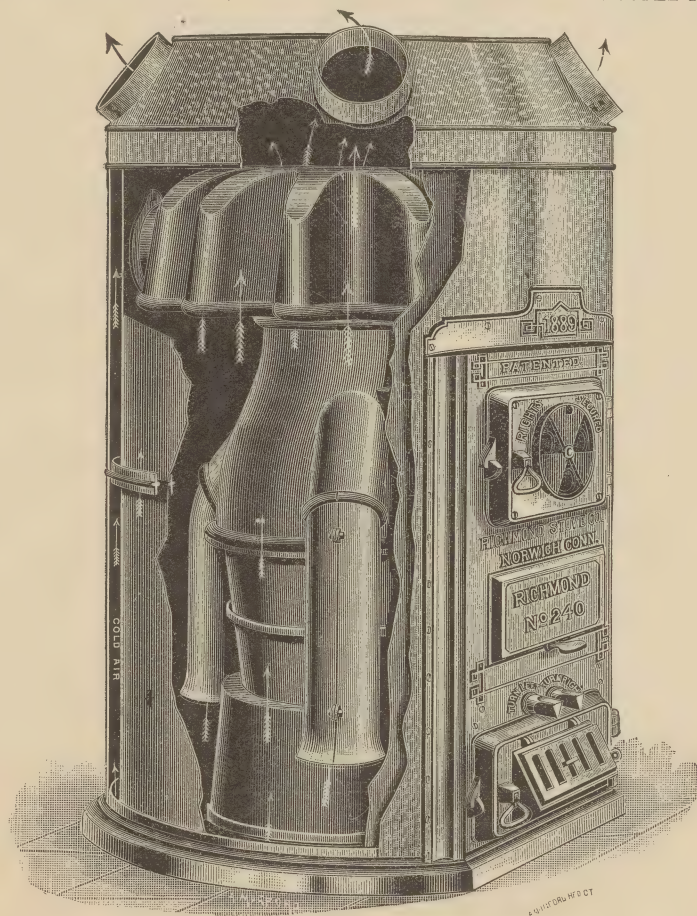
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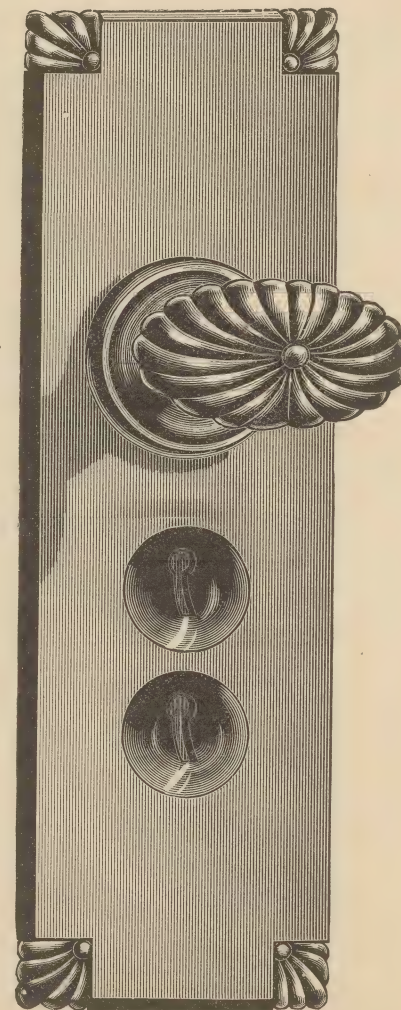
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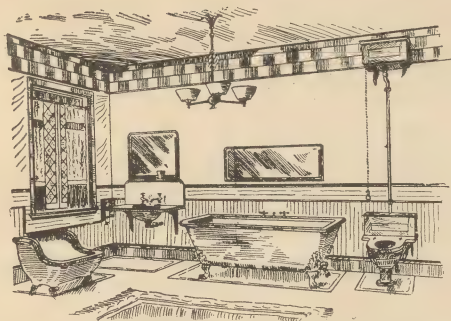


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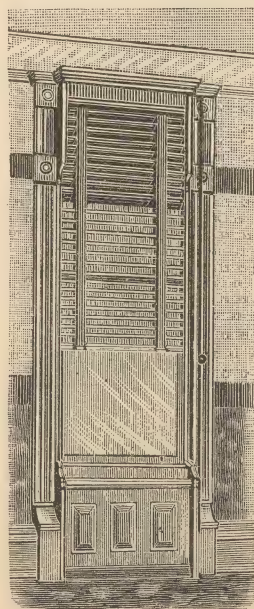
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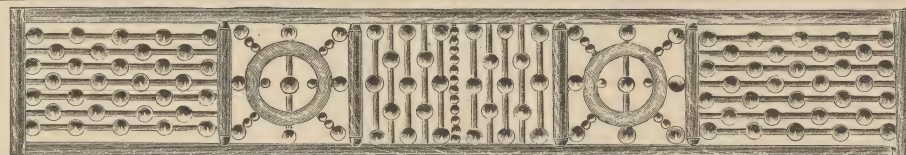
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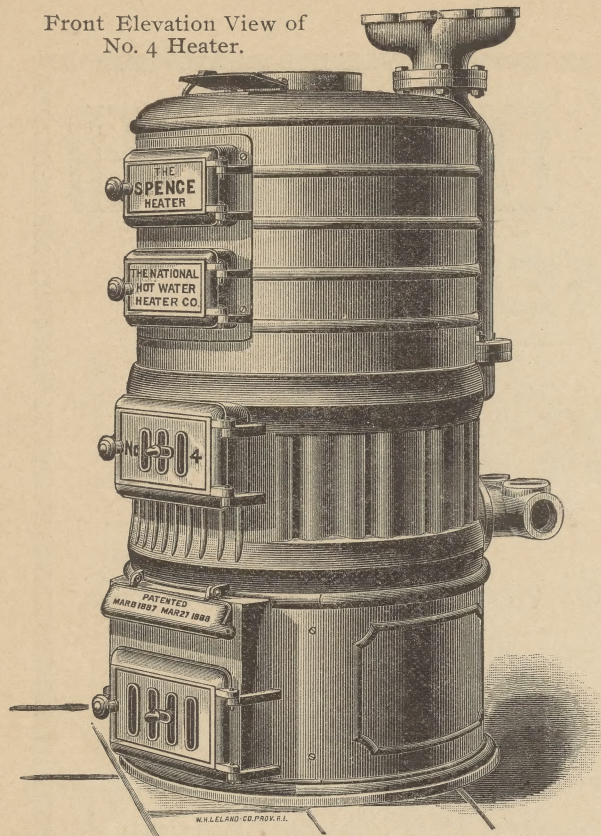
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